



rhondda cynon taf
local development plan (2006-2021)

Preferred Strategy

*Preserving Our Heritage,
Building Our Future*

January 2007

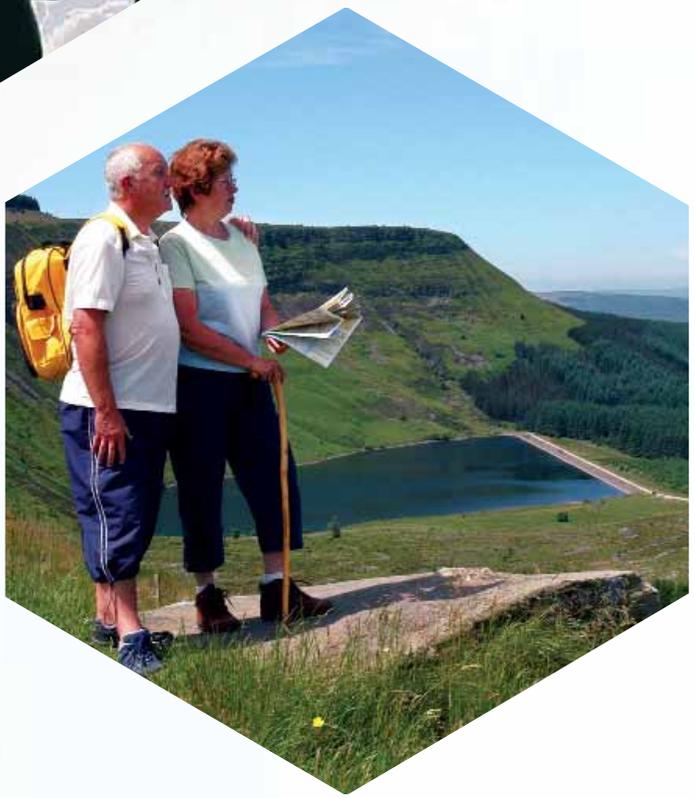


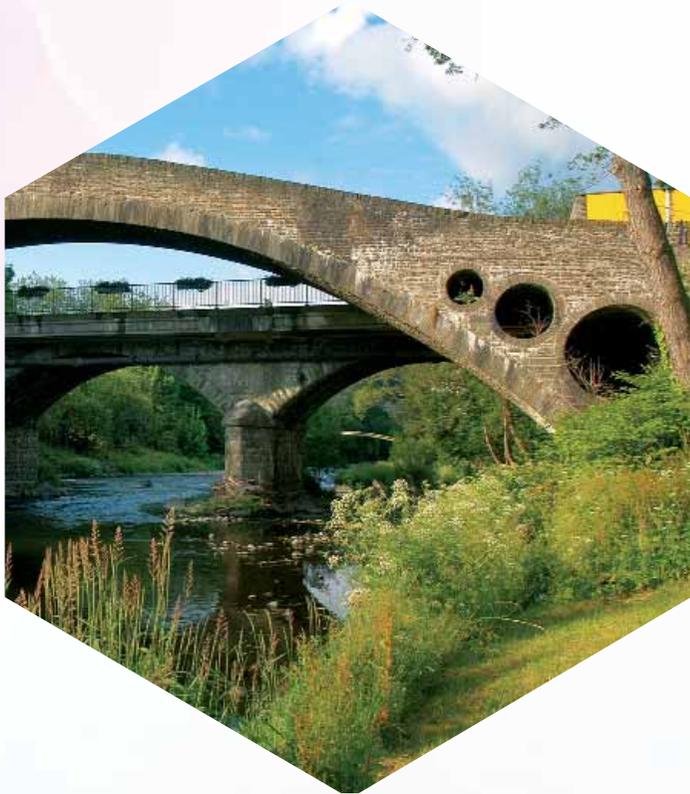
STRONG HERITAGE | STRONG FUTURE
RHONDDA CYNON TAF
TREFTADAETH GADARN | DYFODOL SICR



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Foreword

The Rhondda Cynon Taf Local Development Plan (LDP) will provide for a new way of planning for the future of the County Borough. This follows major changes to the planning system which have been introduced by the Planning and Compulsory Purchase Act 2004. It sees the replacement of the old system of structure and local plans which, until the LDP is adopted, form the Development Plan for the County Borough.

Previous stages in the process have involved the publication of a Delivery Agreement (approved by the Welsh Assembly Government in January 2006) which includes the Community Involvement Scheme and Project Management Timetable for the LDP.

This document sets out for consultation, the preferred option for the Local Development Plan Spatial Strategy. It represents a strategy for Rhondda Cynon Taf which sets out the guiding principles for future planning decisions with a spatial vision and spatial objectives for the area, consistent with national and regional planning policy. It will seek to provide an integrated approach to the implementation, through the planning system, of those aspects of other strategies (e.g. the Community Strategy, Local Transport Strategy and Regional Transport Plan) that have implications for the development and use of land.



Introduction

- 1.1 Rhondda Cynon Taf covers an area of the South Wales Valleys stretching from the Brecon Beacons in the north to the outskirts of Cardiff in the south. It comprises a mixture of urban, semi-urban and rural communities, situated in varied countryside of valleys, mountains and lowland farmland. It is the second largest local authority in Wales covering 424 square kilometres and with a population of 231,946 (2001 Census). The County Borough benefits from excellent transport links with access available to both the local and national bus, rail and motorway network.
- 1.2 The Local Development Plan process is intended to speed up and re-energise the delivery of development plans. The Assembly Government considers that the plan making process from plan preparation to adoption should take no longer than 4 years. The emphasis in the new process is on ensuring the 'soundness' of a plan as a whole rather than simply looking at individual representations. The Assembly Government considers that a 'sound plan' is one that is procedurally robust, has a vision that has been developed in consultation with the community and has sought to build consensus through the early resolution of disagreements.
- 1.3. There are 3 important stages in the plan making process - plan preparation, plan production and plan scrutiny. Plan preparation has already resulted in an approved Delivery Agreement. This Preferred Spatial Strategy document now represents a key stage in plan production. It outlines the main issues to be addressed in the emerging LDP, identifies the alternative spatial strategies that have been considered and provides an early indication of possible land

allocations. As such it represents the first statutory stage of the plan making process, building on earlier informal stages including the SA/SEA Scoping and Visioning Reports published for consultation in March/April 2006.

- 1.4. The broad structure of the this strategy reflects guidance from the Welsh Assembly Government on pre-deposit proposals documents (Local Development Plans Wales) which states that it should include:

- the vision
- key aims and objectives
- key policies
- strategy options
- the spatial strategy
- a key diagram





- 1.5 The strategy sets out the key elements of the local development plan over the period up to 2021 to which the full Deposit Plan will conform. The preferred strategy provides a basis for meeting the economic, social and environmental needs of the area. Broad locations for the delivery of housing and other strategic requirements are indicated. Site specific allocations are therefore not dealt with in this strategy document.
- 1.6 More detailed policies and proposals will be included in the Deposit Plan, and any necessary supplementary planning guidance, which will be consistent with plan policies and clearly cross referenced.



Policy Framework

National Policy Context

- 2.1 Local planning authorities are required under the Planning and Compulsory Purchase Act 2004 to undertake their functions with a view to contributing to the achievement of sustainable development.
- 2.2 The Welsh Assembly Government also has a duty under the Government of Wales Act 1998 to promote sustainable development in the exercise of its functions. Both the Assembly's Sustainable Development Scheme and the UK Government's strategy (DETR 1999) stress that working towards sustainable development means pursuing four broad objectives at the same time:
- social progress which recognises the needs of everyone;
 - maintenance of high and stable levels of economic growth and employment;
 - effective protection of the environment; and,
 - prudent use of natural resources
- 2.3 The Assembly Government's national land use planning policies are set out in Planning Policy Wales and Minerals Planning Policy Wales supplemented by Technical Advice Notes (TANs), Circulars and Ministerial Interim Policy Statements. These include guidance in relation to areas such as renewable energy, affordable housing, and transportation.



People and Places: The Wales Spatial Plan

2.4 Local authorities in Wales must have regard to the national policy framework outlined above, as well as the Wales Spatial Plan. This document attempts to integrate the spatial aspects of national strategies, including social inclusion and economic development, health, transport and environment policy and seeks to translate into practice the Assembly's sustainable development duties.

2.5 The Wales Spatial Plan provides a framework for the future spatial development of Wales. Rhondda Cynon Taf along with the neighbouring authorities of Cardiff, Bridgend, Merthyr Tydfil, Caerphilly and the Vale of Glamorgan has been identified as part of the South East – Capital Network Zone. The vision for the Capital Network is:

“An innovative skilled area offering a high quality of life – international yet distinctively Welsh. It will compete internationally be increasing its global viability through stronger links between the Valleys and the coast and the UK and Europe, helping spread prosperity within the area and benefiting other parts of Wales”.

2.6 The strategy for the Wales Spatial Plan for the Capital Network is:

- To strengthen and reintegrate the existing system of towns and cities within South East Wales so that that area functions as a coherent urban network, and can compete internationally. Integrated transport is crucial to this; and
- To work with our partners to develop an ambitious programme of joined up regeneration action along the Heads of the Valley corridor which will complement the upgrade of the A465. The aim of this will be to improve quality of life, retain and attract residents, and

increase prosperity of the whole area focusing initially on unlocking the potential of Merthyr Tydfil and Ebbw Vale.

2.7 In order to ensure the successful implementation of the objectives of the Wales Spatial Plan for South East Wales, the Assembly Government has established an area officials group' to oversee and develop a series of strategic projects. The Area Officials Group is supported by a 'core group' of officers drawn from South East Wales unitary authorities, South East Wales Transport Alliance, South East Wales Planning Group, the Countryside Council for Wales and the Environment Agency. The Assembly see the development of a collaborative approach to the identification of what actions are required to enable South East Wales to function as a city region as critical to the success of the Spatial Plan.

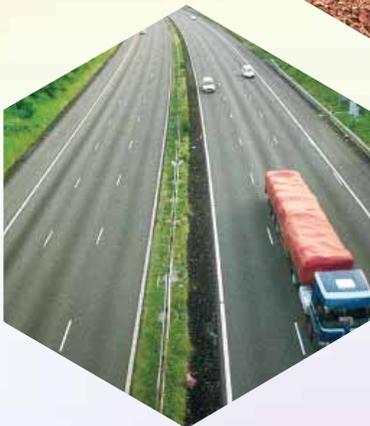
2.8 One of the projects currently being developed by the Area Officials Group is the 'Strategic Development Project'. The project is intended to provide a regional context for the development of LDPs by providing:

- An agreed role and function for settlements
- An agreed definition of strategic sites for the area
- The identification of areas where strategic development is required.

It is anticipated that the Strategic Development Project will report during early 2007.



2.9 The position of Rhondda Cynon Taf at the heart of the Capital Network presents an opportunity for the County Borough to strengthen its strategic relationship with M4 corridor and Cardiff to the south and the A465 and Merthyr Tydfil in the north. Rhondda Cynon Taf has a Key role to play in providing the connection between the Northern Valleys and the Coastal Belt of South East Wales.



Heads of the Valley Strategy

2.10 ‘Heads – We Win’ is the consultation document of the Strategic Framework for the development of the Heads of the Valleys area. The Heads of the Valley programme area includes settlements within Merthyr Tydfil, Blaenau Gwent, Caerphilly and Torfaen. Within Rhondda Cynon Taf the settlements of Aberdare, Mountain Ash, Hirwaun, Treherbert, Treorchy and Ferndale are in the programme area. The vision of the Strategic Framework for the Heads of the Valleys is that by 2020 the Heads of the Valleys area will be:

- A culturally rich, dynamic network of vibrant, safe communities;
- A place where people want to live, work and play – with a sustainable, high quality of life and a thriving population;
- Helping to drive the success of South East Wales as an internationally recognised Capital Region.

2.11 In June 2006 the Welsh Assembly Government issued ‘Turning Heads...a strategy for the Heads of the Valley 2020’. The strategy builds on the framework and provides a context for regenerating communities in northern Rhondda Cynon Taf. The focus of the strategy is on 5 priority themes;

- An attractive and well-used natural, historic and built environment
- A vibrant economic landscape offering new opportunities
- A well-educated, skilled and healthier population
- An appealing and coherent tourism and leisure experience
- Public confidence in a shared bright future



- 2.12 Funding under these priority themes has and will continue to result in significant investment in Rhondda Cynon Taf. During 2006 the Gateways and Greenways project has seen environmental enhancement work being undertaken along the Cynon Valley River Park. In 2007 work will begin on the implementation of the Ferndale Town Centre Regeneration strategy.
- 2.13 The focus upon the Heads of the Valley area will provide an excellent opportunity for the development of the northern valley area of Rhondda Cynon Taf. The dualling of the A465 in particular will significantly improve communications links to West Wales and England.

Regional Policy Context

The South East Wales Regional Waste Plan

- 2.14 The South East Wales Regional Waste Plan aims to achieve Landfill Directive targets by 2013 principally through maximising recycling and composting and limiting the amount of waste going to landfill. The implementation of the strategy will, however, require a wide range of new waste management facilities. The plan has been approved by the constituent local authorities, including Rhondda Cynon Taf.

The South Wales Regional Technical Statement for Aggregates

- 2.15 Under the provisions of Minerals Technical Advice Note 1: Aggregates, the Welsh Assembly Government have commissioned a study which considers the environmental capacity of each local authority in Wales to contribute to aggregate supplies. The Study

results will inform a 5 year Regional Technical Statement to be prepared by each Regional Aggregates Working Party (RAWP). Local authorities will then be required to include appropriate policies in their development plans. A Regional Technical Statement for South Wales is accordingly being prepared by the South Wales RAWP.

Local Policy Context

- 2.16 The concept of 'well being' was introduced by the Local Government Act 2000 as part of the Government's wider approach to modernisation of local government. It recognises that local authorities have a greater responsibility towards their communities than simply providing the usual range of public services. It also enables them to consider how they could look beyond their immediate service delivery responsibilities to the wider economic, social and environmental well being of their area.
- 2.17 Under the Local Government Act 2000, Councils have a duty to prepare Community Strategies. Community Strategies should provide the overarching strategic framework for all other plans and strategies for the local authority. LDP's should express, in appropriate land use planning terms, those elements of the community strategy that relate to the development and use of land provided that they are in conformity with national and international policy and obligations.

The Rhondda Cynon Taf Community Plan 2004-14

- 2.18 A Better Life – Our Community Plan sets out a framework for creating a brighter future for everyone who lives and works in Rhondda Cynon Taf. The plan was developed by a range of local partners, through the Better Life Consortium during 2003/2004.



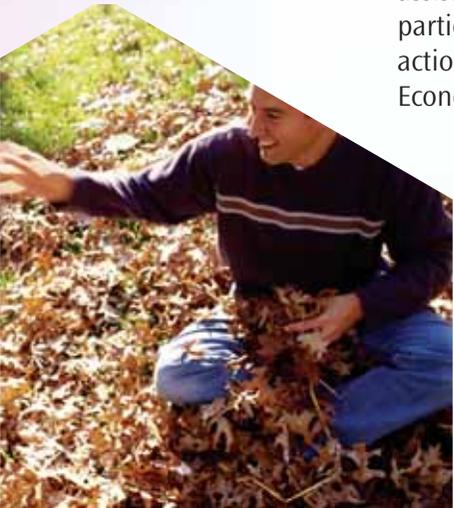


PREFERRED STRATEGY

The Community Plan identifies 5 key themes under which are a series of local level aims. The key themes are:

- Safer Communities
- Our Living Space
- Our Health and Well Being
- Boosting Our Local Economy
- Learning for Growth

- 2.18 The key themes identified in the Community Plan have been developed into strategies for improving the quality of life in Rhondda Cynon Taf. Each of these strategies identify a series of individual areas for action. These 'action areas' comprise a range of social, economic and environmental objectives to be addressed by the Council and its partners over the life of the Community Plan.
- 2.20 Whilst the focus of the LDP will not be directly on delivering the actions identified in the Community Plan strategies, it will nevertheless provide a framework that will play an important role in assisting in the delivery of many of these improvements. Of particular importance is the role the LDP will play in achieving the actions contained in the 'Our Living Space' and 'Boosting Our Local Economy' strategies.





Key Issues in Rhondda Cynon Taf

- 3.1 The key issues to be addressed by the Rhondda Cynon Taf LDP have been identified by making an assessment of the following:
- The results of pre deposit consultation with key stakeholders;
 - The results of the Sustainability Appraisal / Strategic Environmental Assessment Scoping Exercise; and
 - A review of baseline social, economic and environmental information.
- 3.2 The issues identified through this process will directly inform the development of the spatial strategy for the LDP.

Pre Deposit Consultation

- 3.3. Pre deposit consultation undertaken between January – May 2006 has provided a clear indication of those land use issues that key stakeholders consider to be of primary importance in Rhondda Cynon Taf. These issues can be broadly grouped into the following categories:
- Transport / Infrastructure;
 - Relationship with M4 / Cardiff;
 - Employment;
 - Housing;

- Environment;
- Rhondda Cynon Taf

- 3.4. A detailed list of those issues identified through this process is contained in the Report of Findings of the Visioning Workshops (March 2006)



Sustainability Appraisal / Strategic Environmental Assessment Scoping Exercise

- 3.5. The Sustainability Appraisal / Strategic Environmental Assessment Scoping Exercise (SA/SEA) was undertaken between January –April 2006. The process identified key strategic problems, objectives and issues for sustainability. The broad issues identified were as follows:
- Climate change;
 - Economic development / housing provision;
 - Transport;
 - Protection of the landscape and biodiversity;
 - Town centre vitality, and
 - Cultural change.



- 3.6. A detailed discussion of each of the broad issues identified is contained in the Sustainability Appraisal / Strategic Environmental Assessment Scoping Report (March 2006).

Baseline Social, Economic and Environmental Information.

- 3.7 In order to ensure a robust basis is established on which to develop a spatial strategy for the LDP, a review has been undertaken of social, economic and environmental data available for Rhondda Cynon Taf. The review of the available data supports many of the issues identified through the pre deposit consultation process and SA/SEA Scoping exercise. The analysis provides a clear picture of the social, economic and environmental issues which need to be addressed through the LDP process. The key issues identified are as follows:

Key Social Issues

- The population of Rhondda Cynon Taf has remained largely unchanged between 1991 and 2001. However this masks significant local variation, between 1991 –2001 the population of the central and northern valleys declined by 5% whilst the population of the south increased by 10% (Office for National Statistics)
- The population projections for South East Wales forecast an overall increase in population of 7.8% between 2003 and 2023 (Welsh Assembly Government – Household Projections 2006)
- The number of households in South East Wales will increase by 18.6% from 583,700 in 2003 to 692,600 in 2023 (Welsh Assembly Government- Household Projections 2006)

- The number of households in Rhondda Cynon Taf is forecast to increase by 16.2% or 17,627 between 2003 and 2023 (Welsh Assembly Government – Household Projections 2006)
- 30 of the 152 lower super output areas in Rhondda Cynon Taf are in the top 10% of most deprived areas in Wales (Welsh Index of Multiple Deprivation 2005);
- The highest overall concentration of deprivation in Rhondda Cynon Taf are located in the central and northern valleys (Welsh Index of Multiple Deprivation 2005);
- The highest levels of ‘housing’ deprivation in Rhondda Cynon Taf are located in the central and northern valleys (Welsh Index of Multiple Deprivation 2005);
- Of the 94,553 dwellings in Rhondda Cynon Taf 53% are terraced, 26% semi detached, 12% detached and 9% are flats (Office for National Statistics);
- 75% of new housing constructed between 2000 –04 took place in the south of the County Borough (Joint Housing Land Availability Study 2000 – 2004);
- Average house prices in the south of the County Borough are between 10 and 50% higher than those in the central and northern valley areas (Draft Regional Housing Market Analysis 2006)
- There is an estimated annual surplus of 398 affordable homes in Rhondda Cynon Taf. However, this trend masks significant local variation, in the south of the County Borough there is an annual shortfall in supply of 146 affordable homes (Rhondda Cynon Taf Local Housing Strategy 2004 –09);



- The highest levels of 'health' deprivation in Rhondda Cynon Taf are located in the central and northern valleys (Welsh Index of Multiple Deprivation 2005);
- 27% of residents in Rhondda Cynon Taf suffer with a limiting long term illness (Office for National Statistics)
- More than half the electoral wards in Rhondda Cynon Taf have between 11 and 18% of working age people claiming long term incapacity benefit (Office for National Statistics)
- 40% of residents in Rhondda Cynon Taf have no academic qualifications (Office for National Statistics);
- The highest levels of 'educational' deprivation in Rhondda Cynon Taf are located in the central and northern valleys (Welsh Index of Multiple Deprivation 2005);

Key Economic Issues

- Between 2000 and 2003, Gross Value Added per capita in Rhondda Cynon Taf grew from £9312 to £10,505, averaging some 4.1% a year. This compared with average annual growth of 5.2% in Wales and 5% in Great Britain (Review of Economic Analysis of Rhondda Cynon Taf 2006);
- The highest levels of 'employment' deprivation in Rhondda Cynon Taf are located in the central and northern valleys (Welsh Index of Multiple Deprivation 2005);
- Only 73% of the resident population of Rhondda Cynon Taf are economically active (Review of Economic Analysis of Rhondda Cynon Taf 2006);
- Only 60% of the workforce of Rhondda Cynon Taf work in the County Borough (Review of Economic Analysis of Rhondda Cynon Taf 2006);
- 22,000 residents commute out of Rhondda Cynon Taf every day to work, of these 19,000 commute to Cardiff (Review of Economic Analysis of Rhondda Cynon Taf 2006)
- Of the 78,370 people who work in Rhondda Cynon Taf 35% are employed in public administration, education and health, 23% are employed in manufacturing and 20% are employed in distribution, hotels and restaurants (Review of Economic Analysis of Rhondda Cynon Taf 2006)
- Of 415 hectares of land allocated in the 3 Local Plan areas, 222 hectares remain undeveloped. This assumes an average annual take up rate of some 13 hectares per annum.
- The main concentrations of out of centre retail development are in the Talbot Green/Pontyclun, Pontypridd/Upper Boat and Aberdare/Aberaman areas. Existing out of centre food floor space amounts to 22,500 sq metres (gross) whilst non-food amounts to 50,885 sq m (gross) (Rhondda Cynon Taf Retail Survey 2005).
- From 2001–2005 the percentage of vacant retail units in town centres of Pontypridd, Aberdare, Talbot Green, Tonypany, Porth, Mountain Ash, Treorchy, Ferndale and Tonyrefail fell from 14% to 9.5%. (Rhondda Cynon Taf Retail Survey 2005)
- Major retail investment on comparison shopping, has in recent years been concentrated in larger towns and retail parks outside the County Borough. An assessment of comparison goods shopping patterns suggested that comparison expenditure outflow from the County Borough is approximately 60% of total expenditure on comparison goods (Rhondda Cynon Taf Retail Survey 2004).



Key Environmental Issues

- The highest levels of ‘physical environment’ deprivation in Rhondda Cynon Taf are located in the central and northern valleys (Welsh Index of Multiple Deprivation 2005);
- Municipal waste arisings in Rhondda Cynon Taf for 2004/05 stood at 131,777 tonnes. There was an average annual growth in arisings of 2.18% over the previous 6 year period compared with the SE Wales average of 2.92% (Regional Waste Plan Annual Monitoring Report 2006).
- Average household waste arisings per household for 2004/05 stood at 1.332 kilogram’s compared with the SE Wales average of 1.284kg (Regional Waste Plan Annual Monitoring Report 2006).
- Only 15.6% of municipal waste was recycled and composted in Rhondda Cynon Taf in 2004/05 compared with 20.7% in SE Wales as a whole (Regional Waste Plan Annual Monitoring Report 2006).
- Car ownership in Rhondda Cynon Taf has grown since 1991 from 60% to 68% in 2001 (Office for National Statistics);
- The dominant mode of transport for travelling in Rhondda Cynon Taf is the private car. When travelling to work for example, 74% of residents travel by car, 10% on foot and 8% use public transport (Office for National Statistics).
- The volume of motor vehicle traffic on the roads of Rhondda Cynon Taf increased by 13% between 1996 –2004. This is in line with the growth in road traffic in Wales for the same period. (Welsh Transport Statistics 2005)

- Rhondda Cynon Taf has 4 sites of special areas of nature conservation and 11 designated sites of special scientific interest.
- Rhondda Cynon Taf has 17 conservation areas and 360 listed buildings.
- There are 8 sites in Rhondda Cynon Taf which have potential sand and gravel resources together with other areas where high quality hard rock resources are known to exist. In view of their relatively limited regional availability and significance to the construction industry, there will be a need to safeguard such areas from development which could sterilise potential mineral reserves.

3.8

These deep-seated social, economic and environmental trends suggested that some form of policy intervention is required, in order to achieve balanced development in the best interests of the County Borough as a whole. If the trends portrayed are allowed to continue, those areas of Rhondda Cynon Taf with the least signs of socio economic deprivation are likely to prosper particularly if demands for additional development in those areas are met. Those areas of the County Borough showing signs of the most significant socio economic deprivation are likely to decline further with detrimental consequences for the well being of the residents of the specific areas, and the County Borough as a whole.





The Vision and Objectives of the Rhondda Cynon Taf Local Development Plan

- 4.1 The overall aim of the Rhondda Cynon Taf LDP is derived from the vision for Rhondda Cynon Taf outlined in 'A Better Life': Our Community Plan (2004 –2014). The LDP will seek to ensure that:

“Rhondda Cynon Taff will be a community where everyone who lives, works in or visits the area will enjoy the benefits of a better quality of life, achieving their potential, whilst helping to develop and protect the area for future generations.”

- 4.2 To achieve this the LDP will translate this vision into a series of social, economic and environmental objectives. These objectives are at the centre of the LDP and will form the basis for future policy development.

The objectives of the Rhondda Cynon Taf LDP are to

- Provide for the overall housing requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities
- Promote and protect the culture and heritage including landscape, archaeology and language
- Promote integrated communities, with opportunities for living, working and socialising for all
- Provide an environment that encourages a healthy and safe lifestyle and promotes well being
- Reduce the need to travel and promote more sustainable modes of transport
- Minimise waste, especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.
- Provide for a sustainable economy
- Provide for a diverse range of job opportunities
- Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.
- Improve, protect and enhance the landscape and countryside
- Protect and enhance the diversity and abundance of wildlife habitats and native species
- Improve, protect and enhance the water environment
- Manage the effects of climate change
- Increase the supply of renewable energy and reduce energy consumption
- Promote efficient use of land and soils
- Provide a high quality built environment that promotes community pride



Spatial Strategy Options

Strategic Policies Targets and Indicators

- 4.3 The Planning and Compulsory Purchase Act 2004 requires local planning authorities with adopted LDPs to produce annual monitoring reports. As part of this process local planning authorities are required to identify appropriate indicators and targets in their LDPs. Attached as Appendix 1 is a table of Strategic Policies Targets and Indicators .



- 5.1 In addition to the overall context provided by national and regional guidance and the Community Plan, the following elements were considered in the context of deriving spatial strategy options:-
- Consultation with the community, specific and general consultation bodies as part of the pre deposit consultation process and SA/SEA Scoping exercise.
 - Results of LDP Steering Group Members identifying the main issues in RCT and how they could be addressed;
 - The framework national, regional and local policy context
 - Review of previous adopted Structure and Local Plan and unpublished UDP strategies.
 - Identification of key trends from emerging evidence base.
 - Derivation of SA/SEA objectives.
 - Availability of land proposed for development
- 5.2 Initially a large number of strategy options were identified involving various permutations in terms of the potential distribution of growth. These were refined through the pre deposit consultation process to the following spatial strategy options:



Trends Based Strategy

This strategy would involve a non-intervention or non strategy scenario where the scale and location of development would be determined by market forces. This would probably result in large-scale growth in the south which would reflect previous and ongoing development pressures and rates of growth. Again, if linked to past trends, development in the valleys areas would be limited in comparison.

Local Needs Strategy

By concentrating on addressing development needs of each individual settlement a dispersed form of growth would be encouraged. This would reflect previous Local Plan policies where, in broad terms, proportionate development allocations were made to reflect the size and scale of associated settlement patterns.

Consolidation Strategy

By restricting development in the south to local needs only, growth would be encouraged in the upper and lower valley areas to maximise regeneration opportunities. This strategy would reflect that which was derived through the early stages of Unitary Development Plan preparation, which puts an emphasis on major policy intervention.

Sustainable Growth Strategy

This strategy option would involve the concentration of growth in several key areas which could potentially provide benefits of scale in terms of infrastructure improvements and enhance existing communities by provision of an appropriate mix of uses. Such sustainable and comprehensively

planned growth could also assist in achieving regeneration objectives by focussing growth in locations where wider benefits are more likely to occur.

Growth / Local Needs Strategy

This strategy was derived as a result of the Visioning Events which took place in late January 2006. It acknowledges that due to constraints such as landform and topography, the sustainable growth scenario may be difficult to apply to valleys where there are limited opportunities for the lateral expansion of settlements. A hybrid strategy combining a growth scenario, where appropriate, and linked to a local needs strategy, which reflects the needs of all communities was considered to be a more sustainable and realistic option.

Analysis of Strategy Options

- 5.3 The spatial strategy options have been tested against the objectives of the Community Plan, the Wales Spatial Plan and the LDP SA / SEA framework, as well as the key social, economic and environmental issues to be addressed.
- 5.4 In addition a consultation exercise was carried out between January and May 2006, which invited comments on the results of the Visioning Workshops, and further comments on any other strategy options. As well as being publicised on the Council's web site, views were sought from members of the Council's Citizen's panel and from neighbouring planning authorities.
- 5.5 A Matrix for assessing the strategy options is included in Appendix 3 and in the SA / SEA of the Preferred Strategy. The results are summarised below.





Assessment - Trends Based Strategy

- 5.6 This laissez faire strategy would concentrate development in more marketable locations and would not promote integrated communities or reduce the need to travel. As such it would erode settlement identity; would not maximise brownfield development and would not promote development in less strong areas. It would not assist in achieving objectives of the Community Plan, Wales Spatial Plan or addressing the key social, economic and environmental issues in the County Borough. Furthermore the strategy option does not have community support.

Assessment - Local Needs Strategy

- 5.7 This strategy would partially meet a number of objectives. For example settlement identity would be maintained and sprawl prevented, identification of development opportunities in town centres would continue, as would the gradual take up of employment land. However, a dispersed pattern of growth would not achieve the regenerative and economic benefits associated with large scale, mixed-use developments in strategic locations which could provide infrastructure improvements and would have advantages for the County Borough as a whole. This strategy has community support, but mainly as part of a combined Growth and Local Needs Strategy.

Assessment - Consolidation Strategy

- 5.8 Like the Local Needs option, this strategy would contribute to meeting a number of objectives but not all. It would, for example, meet objectives relating to the promotion of development in less strong areas and give impetus to Heads of the Valleys initiatives. Restricting growth in the south, however, would not help in achieving a coherent urban network with integrated transport.

Population decline in the Valleys could be addressed to some degree and development encouraged in or near areas of multiple deprivation, but the strategy would not cater for a balance of housing needs throughout the County Borough. Indeed, by not encouraging larger, sustainable, mixed forms of uses in the south, opportunities for regional scale benefits would be restricted and growth channelled to other local authority areas.

Assessment - Sustainable Growth Strategy

- 5.9 This option would address a number of aims which could not be met by the alternative strategies. Large-scale comprehensive schemes will ensure that adequate affordable housing, education, leisure, transportation and infrastructure contributions will be forthcoming. A wide range of economic development opportunities will be created in mixed use developments which would help create sustainable communities and reduce the need for travelling.

Assessment – Combined Growth / Local Needs Strategy

- 5.10 This hybrid option could meet all the strategy objectives. It would encourage sustainable growth where it is achievable, yet at the same time in areas where potential for large scale growth is constrained, will allow for appropriate expansion of individual settlements, particularly where it can achieve regeneration aims. Development to accommodate local needs in selective locations would contribute to the viability of centres whilst larger scale development would increase retail catchments. By encouraging a balance of large-scale growth and additional smaller scale expansion there would be less pressure on more environmentally sensitive areas and more opportunities for phased and managed growth. This Preferred Strategy Option emerged directly through community involvement and has the most community support.



The Preferred Strategy Option

- 6.1 The Rhondda Cynon Taf LDP strategy will provide the planning framework within which the Plan's objectives, policies and proposals are to be set. The strategy has been derived having regard to the national, regional and local policy context, social, economic and environmental factors, the availability of land suitable for development and the unique characteristics of the County Borough. It is clear from an examination of these factors that Rhondda Cynon Taf is an area of great social, economic and environmental diversity. A spatial strategy that advocates a single approach would be inappropriate and fail to positively address the needs of the County Borough as a whole.
- 6.2 The preferred strategy for Rhondda Cynon Taf will therefore advocate a different approach for development in the north and in the south of the County Borough. In doing so the strategy defines and explains the role that principal towns, key settlements and strategic sites will play in achieving the spatial objectives of the plan.
- 6.3 The Key Diagram shown in Appendix 5 illustrates the preferred Strategy Option and shows the extent of Rhondda Cynon Taf County Borough. The northernmost part of the County Borough lies within the Brecon Beacons National Park. This area is subject to a separate development plan which is the responsibility of the National Park Authority.
- 6.4 The preferred strategy for the Rhondda Cynon Taf LDP is as follows:-

Development Strategy

- 6.5 The LDP strategy will seek to promote sustainable regeneration for the County Borough as a whole. The strategy area will divide into two distinct parts: -
- Northern Strategy Area, and
 - Southern Strategy Area

The exact geographical boundary of the strategy areas is shown in Appendix 5.

- 6.6 For the purposes of the LDP the Northern Strategy Area will comprise the settlements of Tonypany, Porth, Treorchy, Treherbert, Ferndale, Tylorstown, Mountain Ash, Aberdare and Hirwaun. The emphasis in this area will be on building sustainable communities and halting the process of depopulation and decline.
- 6.7 The Southern Strategy Area will comprise the settlements of Pontypridd, Tonyrefail, Llantrisant, Church Village and Llanharan. In the south of the County Borough the emphasis will be on sustainable growth that benefits Rhondda Cynon Taf as a whole.
- 6.8 Within these areas the strategy will recognise the important role principal towns and key settlements play in providing services of both local and county importance. Where possible, development will be focused on the principal towns and key settlements of the County Borough in order to support and reinforce the important role these centres play as places for social and economic activity. For the purposes of the LDP strategy, principal towns are defined as



Pontypridd, Aberdare and Llantrisant. These towns are important hubs for activity by acting as gateways for new investment, innovation and sustainable development.

- 6.9 The principal towns of Aberdare and Llantrisant are areas in which significant new housing, employment and retail development will be accommodated. Topographical constraints mean that significant growth will be difficult to accommodate within the principal town of Pontypridd. The emphasis in this area will be on consolidation and redevelopment. Land for residential development to accommodate the needs of the growing population of Pontypridd will be provided in the surrounding settlements of Church Village, Llantwit Fardre and Beddau.
- 6.10 Key settlements are geographically smaller and less strategically significant than the principal towns, nevertheless these settlements provide important services and act as centres for commercial and community activity. For the purpose of the LDP key settlements are defined as Tonypany, Tonyrefail, Treorchy, Mountain Ash, Porth, Ferndale, Llanharan and Hirwaun. These key settlements will act as the focal point for growth in Rhondda Cynon Taf over the plan period.
- 6.11 The settlements of Llanharan and Hirwaun are presently less significant than the other key settlements identified in the strategy. These areas are however, in excellent strategic locations and are capable of assimilating significant additional residential and commercial development.



Residential Development

- 6.12 Population projections derived from work undertaken by the Welsh Assembly Government indicate that the number of households in South East Wales will increase by 108,900 between 2003 to 2023. On the basis of these projections it is anticipated that during this 20 year period the number of new households in Rhondda Cynon Taf will increase by 17,627. In order to accommodate this growth 14,850 new dwellings will need to be constructed throughout the County Borough during the 15 year Plan Period. This is a high growth rate and will result in an increase of the house building rate from 660 to 990 per annum. The construction and distribution of this number of new dwellings will assist in halting the process of depopulation and ensure a stable growth in the future population.
- 6.13 The Joint Housing Land Availability Study (2005) indicates that at that time Rhondda Cynon Taf had a 5 year residential landbank of 3,369. The 2006 residential land availability survey indicates that this figure has increased to 3470. In order to provide sufficient land to accommodate the projected growth the LDP will therefore allocate land for the construction of 11,380 new dwellings.
- 6.14 In delivering the housing requirement identified, the strategy will focus opportunities for additional housing in sustainable locations. The scale of proposals will be based on an appraisal of locations to gauge their suitability to accommodate growth having regard to existing social and physical capacity, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary additional social or physical infrastructure. The strategy will seek to recognise the important role that the use of previously developed land can play in regenerating the communities in Rhondda Cynon Taf. However, it should be



noted that there are a number of factors that guide against the use of previously developed land in all instances, these include locational considerations, biodiversity and flooding. The availability of 'developable' brownfield land in Rhondda Cynon Taf is a finite resource and it is clear that it cannot accommodate the growth requirements of the County Borough. The development of brownfield and greenfield land will therefore be necessary to the strategy of the plan.

6.15 Of major importance to the strategy is the delivery of affordable housing. The draft Housing Needs Study (2006) shows that a significant proportion of the County Borough's population is unable to meet their housing needs through the private housing market. The draft study indicates that 870 affordable units need to be provided in Rhondda Cynon Taf over the next 5 years to meet this requirement. Whilst the planning system will not make up this shortfall in total, the LDP can play an important role in assisting to meet this need. The Council will therefore expand opportunities to maximise the provision of affordable housing in respect of both social rented and affordable housing for sale by establishing appropriate arrangements for sites and by promoting the reuse / rehabilitation of existing older housing stock in the County Borough.

6.16.1 An important element of the strategy will be the use of residential settlement boundaries to establish a settlement hierarchy. Residential settlement boundaries provide certainty for members of the public and developers about the development limits of urban areas, they maintain the integrity and character of towns and villages and protect the countryside from incremental urbanisation. The LDP will, however, take a different approach to the application of residential settlement boundaries in the northern and southern strategy areas. In the Northern Strategy Area, except the principal town of Aberdare, development will be permitted within and,

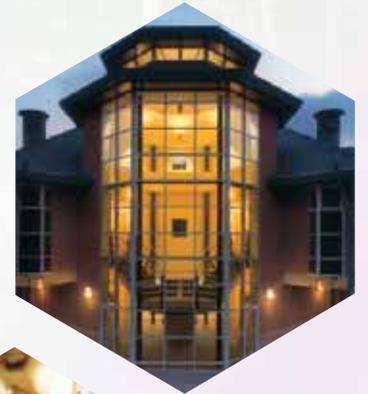
where appropriate, adjoining defined residential settlement boundaries. In the Southern Strategy Area development will only be permitted within defined boundaries. This approach recognises the important role that development of small sites play in ensuring the provision of new housing in the northern strategy area. Development will not be permitted in either the Northern or Southern Strategy Areas in small settlements that do not have defined residential settlement boundaries.

Employment and Economic Development

6.17 The employment and economic growth needs of Rhondda Cynon Taf are recognised in the Strategy, which seeks the development of a business environment which delivers a strong and diverse economy; quality, well paid jobs, and addresses problems of economic inactivity. The key sectors for employment growth in Rhondda Cynon Taf are:-

- Built Environment
- Social Enterprise
- High Tech Manufacturing
- Knowledge Based Industries

6.18 There have been recent changes in the economy of Rhondda Cynon Taf that are likely to have an impact upon employment land sites. These include decreasing employment in manufacturing sectors; increasing levels of employment in construction; distribution, hotels & restaurants; transport & communications; banking, finance &





insurance; etc; and public administration, education & health. Forecasts predict a continued fall in manufacturing employment and continued increase in employment in the service sector. A key issue is to ensure that the changing needs of businesses in Rhondda Cynon Taf are reflected in the supply of employment sites throughout the County Borough.

- 6.19 Recent studies have established that the overall supply of employment land at 195 hectares is healthy although there has been a rapid take up of B1 land (27 hectares April 2005 to Oct 2006). The current supply does not however, meet future needs, in terms of:
- Type of employment sites and units available – specifically smaller flexible space
 - Meeting the demand from micro-businesses
 - The quality of office space, including town centre provision

Concerns also exist regarding the redundant nature of industrial space – the ‘large box syndrome’ of provision built during the 1980s; the perceived poor environment of some employment sites including difficult accessibility in many areas and a mismatch of supply around the M4 area

- 6.20 The employment market is a dynamic and changing sector. Whilst the LDP will maintain an appropriate landbank for general and business park development over the plan period it will also encourage innovation and diversity in the employment sector. The Northern Strategy will give favourable consideration to the development of small-scale employment opportunities in areas such as town centres and residential areas provided that development does not have an adverse impact upon the integrity of these areas.

In the Southern Strategy Area and the A470 / A459 / A465 Corridor the emphasis will be on providing land for companies with potential national and global markets.

- 6.21 The town centres of Rhondda Cynon Taf make an important contribution to the economic, social and cultural life of the area. They account for significant employment opportunities for local residents, provide accessible local services and are a focus of community activity. The Council believes that thriving and vibrant town centres are essential if Rhondda Cynon Taf is to achieve its ambition of building a strong and sustainable local economy. The strategy will seek to support and strengthen the vitality and viability of town centres and recognises the importance of maintaining the attraction of town centres to retailers and consumers in key settlements. This also requires positive management to provide an attractive, safe and accessible environment.

Environmental Protection

- 6.22 The natural environment of Rhondda Cynon Taf has seen considerable changes over the past 30 years. As the pressures put upon it by heavy industry have subsided, the visual and wildlife qualities that are unique to the area have been able to thrive and in some cases, return. However, the landscapes and biodiversity that exist within the northern strategy area and the undulating countryside of the valleys mouths and Vale fringe in the southern strategy area, are still under continuous pressure from the large human population that lives there.

- 6.23 The Strategy will play a vital role in securing an appropriate balance between protection of the natural environment and historic heritage. In order to maintain and improve the local environment,



the Strategy is based on providing a high level of protection for important features as well as providing a basis for positive policies on issues such as design, conservation and amenity provision.

Transportation

- 6.24 The distinctive geography of Rhondda Cynon Taf means that the County Borough has a linear communications network. Transportation links tend to follow the valleys, with access across the plateau being more difficult. The major roads, particularly the M4, A470 and A4119 provide access to Cardiff and South East Wales. Access to Swansea and West Wales is provided by the A465 Heads of the Valleys Road. Internal linkages in Rhondda Cynon Taf however, can be more problematic with congested residential streets and town centres, which are unsuitable for heavy traffic.
- 6.25 During the plan period the following committed transportation schemes will be completed :-
- A465 Abergavenny / Hirwaun Dualling
 - The Lower Rhondda Fach Relief Road,
 - Church Village By pass, and
 - Provision of a New railway Station at Llanharan
- 6.26 The strategy will build on these achievements and continue to promote the need for further improvements in the strategic transportation network to ensure improved links with Cardiff and the M4 and Merthyr Tydfil and the A465. Improvements will also be sought to the internal transportation network in Rhondda Cynon Taf to facilitate movement east / west.

- 6.27 As a general principle development will be directed to locations that offer a choice of transportation. Particular importance will be placed on ensuring that development both supports and where necessary contributes towards the development of a modern integrated transport system in Rhondda Cynon Taf, building on the existing transportation hubs of Pontypridd, Aberdare and Porth.
- 6.28 It should be noted that the integrated transport strategy for Rhondda Cynon Taf will be informed by a combination of the policy framework contained in the LDP and the emerging Regional Transport Plan.

Waste Management

- 6.29 The Strategy aims to achieve compatibility with the Regional Waste Plan by supporting appropriate waste management measures to meet Landfill Directive targets by 2013. A hierarchy of waste facilities is supported.
- 6.30 In order to meet the capacity requirements identified in the SE Wales Regional Waste Plan, the following Strategic Waste sites are identified to provide for a range of waste management options, including recycling, and composting, on a regional basis:-
1. at the Bryn Pica site in the Cynon Valley (including landfilling of residual wastes);
 2. at Treforest Industrial Estate;
 3. at Hirwaun Industrial Estate;
 4. at other B2 employment sites as appropriate.





6.31 Appropriate waste treatment options aimed at reducing the current emphasis on landfilling are being examined by the Council which may involve the consideration of other sites. A network of sites for local waste management facilities will also be identified including appropriate provision in the 8 proposed strategic sites.

Minerals

- 6.32 Minerals Planning Policy Wales advises local authorities to include policies for the maintenance of landbanks for non-energy minerals which are currently in demand. Landbanks are determined using the average production figures over the previous 3 years and dividing the reserves by the annual average production.
- 6.33 The LDP will address the requirements of the emerging Regional Technical Statement (currently being prepared by the South Wales Regional Aggregates Working Party) by ensuring that a landbank for aggregates is maintained. It will also seek to identify potential resource areas for sand and gravel and high quality hard rock resources. Coal resources will also be safeguarded where viability or reserves can be demonstrated.

Energy

6.34 The provision of electricity from renewable sources coupled with energy efficiency and conservation measures are key to elements of the UK energy policy. The strategy recognises the role Rhondda Cynon Taf can play in achieving Government targets. The strategy will therefore encourage, where appropriate, the harnessing of renewable energy from a range of sources including biomass, anaerobic digestion, wind farms and small hydro schemes. The need to harness energy from renewable sources will be carefully

balanced with the impact on local communities, the landscape and ecological interest.

6.35 To compliment this approach the strategy will also provide a positive approach to energy efficiency and conservation measures in both the siting and design of new developments.

Community Regeneration

- 6.36 Community Regeneration aims are of particular significance in the northern strategy areas which suffers from the greatest deprivation. But the need to ensure development takes place in a way which is both sustainable and benefits the communities of Rhondda Cynon Taf is a matter for the County Borough as a whole. An emphasis will be placed on maintaining and creating sustainable communities throughout the County Borough. In order to achieve this the Plan will provide a framework for the creation and enhancement of sustainable communities by:
- Ensuring that efficient use is made of land to meet anticipated needs and aspirations of existing and future communities;
 - Achieving an improved sense of place and integrating into an existing community by basing the design philosophy on the best aspects of the local area to reflect future needs;
 - Achieving provision of an appropriate mix of housing, employment and leisure development in accessible locations which will benefit wide sectors of the local community;



Strategic Sites

6.37 In order to implement the Preferred Strategy potential key sites for growth are broadly identified throughout the County Borough. In identifying these sites the Council has sought to identify sites that will because of their size and position promote sustainable regeneration which will benefit the community as a whole. Within the Northern Strategy Area 5 sites have been identified in the settlements of Hirwaun, Aberdare, Blaenrhondda, Maerdy and Abercwmboi. Within the Southern Strategy Area 3 strategic sites have been identified in the settlements of Llanharan, Beddau and Mwyndy / Talbot Green. For the purposes of the LDP strategic sites are sites of more than 20 hectares that will because of the nature, scale or strategic location, significantly contribute to achieving their spatial strategy of the plan. The 8 sites listed below are either individual sites or a combination of sites which include emerging proposals combined with existing commitments which can collectively form a sustainable mixed use development. These locations are broadly described as follows:-

Site 1: Former Maerdy Colliery Site, Rhondda Fach

The site lies at the head of the Rhondda Fach valley where otherwise, opportunities for large-scale development are limited. In conjunction with further land reclamation, access and environmental enhancement works, potential exists for large-scale employment, tourism and leisure uses.

Site 2: Former Fernhill Colliery Site, Blaenrhondda

The site lies at the head of the Rhondda Fawr. The land is comprised of un-restored spoil tips, which have been partially re-worked, and former housing land which was cleared several decades ago when the colliery closed.

Surrounding landforms are imposing and appropriate forms of development, including residential and leisure uses could contribute to regeneration and tourism initiatives in the area. The provision of suitable access arrangements needs to be addressed.

Site 3: Former Phurnacite Plant, Abercwmboi, Cynon Valley

This is a key brownfield site in a central position in the Cynon Valley. Consultants commissioned by the Welsh Assembly Government are currently examining existing constraints on the site, including residual contamination, flood risk and access, with a view to preparing a masterplan. The local community is being involved in this process through consultations and exhibitions. Part of the site is currently allocated for employment uses but there are opportunities for residential and enhanced leisure and amenity provision.



Site 4: Robertstown / Abernant – Aberdare

The site includes land proposed for mixed uses at Robertstown and the Aberdare General Hospital Site, which will be replaced by a new facility at Mountain Ash.

Regarded as a whole, the site affords opportunities for regeneration as it is close to Aberdare Town Centre, the Leisure Centre and Railway Station. Potential exists for the site to offer significant mixed-use development comprising residential, employment and commercial uses. Transportation and flood risk issues will need to be resolved before this site can be brought forward.





Site 5: Land South of Hirwaun/Penywaun

A strategic corridor of land south of the A465 will be considered in conjunction with emerging Heads of the Valleys initiatives and discussions with Tower Colliery on the viability of remaining coal resources and future uses of land after coal related operations have ceased. Potential exists for large-scale employment, and some residential uses. Part of the site is affected by the proposed dualling of the A465, which will also be beneficial in providing a direct link to the wider transportation network.

Site 6: Cwm Colliery and Coking Works, Beddau

The restored colliery site, together with the former Coking Works complex and adjacent Council owned spoil tips needs to be considered as a comprehensive scheme involving land reclamation works to address factors such as contamination, flood risk and land stability. Potential exists for a combination of residential, employment, community and amenity related uses.

Site 7: Mwyndy/Talbot Green Area

The site comprises of land for retail, commercial, educational, civic, employment and residential uses. Development of this site will require significant improvements to the transportation network in the area including the upgrading of junction arrangements on the A4119 and examination of wider road linkages and sustainable transportation routes. On such a large site a number of other aspects require consideration such as flood risk, sensitive nature conservation areas and potential mineral resource areas.

Subject to the above considerations, development of this large-scale site would consolidate the urban form of Llantrisant and give it enhanced status as a principal settlement. Phased and managed development of the site would provide for long term growth with the creation of a new town centre to retain retail expenditure which would otherwise be lost to other areas.

Site 8: Former OCG Site Llanilid, Llanharan

This site includes the proposed Dragon Film Studios and business park complex together with the land to the north for potential residential - led development. Combined, these developments provide for a major strategic growth point with a sustainable mix of uses linked to transportation improvements which include a new motorway junction, Llanharan By Pass and new passenger rail halt. The nature of the employment generated in the media and leisure sectors will also diversify the economic base and provide opportunities for the County Borough as a whole.

Proper phasing of development will be important to ensure that transportation, infrastructure and community demands are adequately met at appropriate stages of growth.

Non-Strategic Sites

- 6.38 Non-Strategic sites are sites that will accommodate local growth requirements. Whilst these sites may not be strategic in nature they will however, be of sufficient size to have an effect on the local community in terms of population, infrastructure etc. For the purpose of the LDP a large site is defined as a site of more than 0.3 hectares. A list of sites submitted for consideration through the candidate site process is attached at Appendix 6.
- 6.39 The methodology for assessing both strategic and non-strategic sites is contained in Appendix 2.





Strategic Policies

Locational Strategy

SP 1 Development in the North

Development proposals in the Northern Strategy Area will provide appropriate forms of growth to address problems of deprivation, and high levels of social and economic need, and will help build sustainable communities. In the Northern Strategy Areas the Principal Town is Aberdare and the Key Settlements are Tonypanydy, Porth, Mountain Ash, Treorchy, Ferndale and Hirwaun.

SP 2 – Development in the South

Development proposals in the Southern Strategy area will promote sustainable development by providing a managed form of growth which will consolidate existing settlement patterns, have regard to the social and economic function and identity of settlements and the surrounding countryside, existing or potential capacity to provide necessary infrastructure and reduce the need to travel. Principal Towns are Pontypridd and Llantrisant and the Key Settlements are Tonyrefail and Llanharan.

Sustainable Development

SP 3 - Sustainable Development

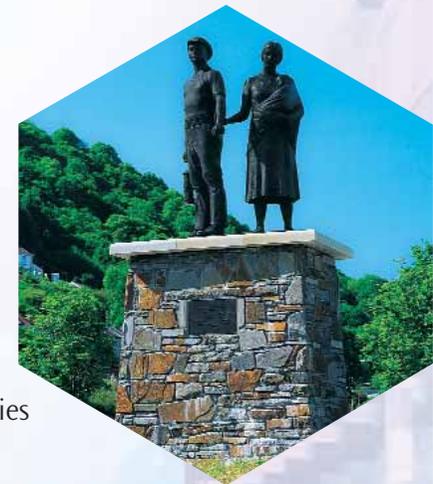
The development and use of land throughout the County Borough will be determined on the basis of the area's housing, economic and social needs, protection and enhancement of the natural and built environment,

environmental capacity, prudent use of resources, transportation and infrastructure considerations, mixture of uses, high standards of design, and minimising of energy consumption.

SP 4 – Place Making

All development proposals shall contribute to creating sustainable places where the quality of life for residents, workers, visitors and other users is of key importance. Sustainable places shall include the following:-

- a) Integrated mixture of uses;
- b) Efficient use of land, especially higher densities in proximity to local amenities and public transport;
- c) High level of connectivity to existing centres by a wide range of travel modes;
- d) Flexibility – consideration of changes in future requirements and circumstances
- e) High standard of design which reinforces attractive qualities of local distinctiveness
- f) High quality public realm
- g) Environmental enhancement
- h) Enhancement of areas of poor design
- i) Involvement of the local community





Small sites will be required to integrate positively with established settlements and communities. Strategic sites must be high quality sustainable places in their own right.

Housing

SP 5 - Housing Requirements

Provision will be made for the development of 14,850 new dwellings in Rhondda Cynon Taf during the period 2006 – 2021. Where appropriate the construction of these new dwellings will be take place on previously developed land.

SP 6 – Affordable Housing

Residential development proposals will be expected to contribute to local housing needs. Where a community housing need has been established, the local planning authority will seek the provision of an appropriate proportion of affordable housing on large sites.

Employment

SP 7 – Employment Requirements

The economic development needs of Rhondda Cynon Taf will be met through the identification of some 300 hectares of land for general employment and business park use during the period 2006 – 2021. Proposals for Employment generating development which diversify the local economy and extend the range of high value, well paid employment opportunities available locally will be supported. Emphasis will be given to the promotion of mixed use developments that promote the objectives of sustainability and environmental protection.

Retailing and Town Centres

SP 8 Retailing and Town Centres

Proposals for new and enhanced retail provision in, or adjacent to, town and district centres will be permitted where they improve the vitality and viability of the centre. Outside town and district centres proposals will be subject to an assessment of need, phasing considerations (particularly where need is linked to large scale strategic sites) and an application of the sequential test. Proposals will only be permitted where they:-

- a) Contribute to sustaining and enhancing town centre vitality and viability;
- b) Reinforce cultural identity and a sense of place,
- c) Improve the quality and attractiveness of the town

Transportation

SP 9 - Transportation

The Council will seek to implement transportation schemes and initiatives which will achieve sustainable regeneration, enhance the public realm, improve the economy, reduce congestion, and improve road safety by:-

- a) Reducing the need to travel by private car;
- b) Maintaining and improving accessibility for all sections of the community;
- c) Supporting transportation schemes which benefit the economy of the County Borough whilst seeking to minimise impact on the environment;



- d) Supporting and enhancing public transport; walking and cycling provision; and achieving integration of all modes of transportation;
- e) Minimising adverse effects of traffic and parking on local amenities and the environment as a whole.

Environmental Protection and Enhancement

SP 10 – Built Heritage

The rich heritage and identity of Rhondda Cynon Taf will be preserved and enhanced by the protection and enhancement of the historic environment. Development proposals will only be permitted where it can be demonstrated that they will not cause unacceptable harm to the following:-

- a) Listed Buildings and their setting;
- b) Conservation Areas and their setting;
- c) Local distinctiveness of settlements;
- d) Townscape character;
- e) Setting of settlements; and
- g) Historic and cultural features of acknowledged importance.

The Council will seek to implement enhancement schemes for Conservation Areas to improve the character, quality and appearance of these areas.

SP 11 - Protection of the Natural Environment

Rhondda Cynon Taf's distinctive rural character will be preserved and enhanced by the protection and improvement of the natural environment, countryside and landscape from inappropriate development. Development proposals will not be permitted if it would cause unacceptable harm to the following:-

- a) the character and quality of local landscapes and the wider countryside;
- b) ecology and wildlife of acknowledged importance;
- c) the quality of natural resources including water, air and soil;
- d) natural drainage of surface water;

Where, the benefits of development outweigh the conservation interest, mitigation measures required to offset adverse effects will be secured by planning condition and/or obligation.

Community Infrastructure

SP 12 - Community Infrastructure

The impact of developments on local community infrastructure will need to be addressed by appropriate on site provision or contributions to off site improvements. Planning obligations will be sought to secure the necessary physical, social, economic and environmental infrastructure related to the development. Such requirements may include:

- a) affordable housing;
- b) open space, play and youth facilities;
- c) investment in local education provision;
- d) highways and public transport improvements;
- e) environmental works including benefits to the natural and historic environment;
- f) waste management and recycling;
- g) investment in community and indoor leisure provision;



- h) public artworks;
- i) renewable energy;
- j) energy efficiency features.

Waste Management

SP 13 - Waste

The sustainable management of waste arising in Rhondda Cynon Taf will be facilitated by:

- a) Supporting initiatives for waste reduction and promoting more use of existing facilities for re-use and materials recovery;
- b) the provision of new facilities for re-use, recycling and composting;
- c) the development of new technological initiatives;
- d) reducing the amount of waste disposed of by landfill
- e) new waste related initiatives which link with economic regeneration and community based strategies.

Renewable Energy and Energy Efficiency

SP 14 – Renewable Energy

Development proposals which contribute to meeting national renewable energy and energy efficiency targets will be permitted where it can be demonstrated that there is no unacceptable impact upon the interests of agriculture, conservation, areas of ecological, wildlife and landscape importance and residential amenity

Development proposals should be designed to minimise resource use during construction, operation and maintenance

Minerals

SP 15 - Minerals

Rhondda Cynon Taf will seek to contribute to regional demand in providing a continuous supply of minerals to meet the needs of industry and society as a whole, by

- a) maintaining a 20 year landbank of permitted aggregate reserves and protecting future resources;
- b) safeguarding other mineral resources, including coal and high quality hard rock taking into account the range and extent of resources and environmental, planning and transportation considerations. Where proven reserves are under threat from sterilisation by necessary development the pre working of the mineral resource will be encouraged;
- c) ensuring that impacts from mineral operations and the transportation of minerals are limited to an acceptable proven safe limit;
- d) ensuring that adequate restoration and aftercare measures are incorporated;
- e) promoting efficient usage, minimising production of waste, and promoting alternatives to primary won aggregates.





Appendix 1

Monitoring of Strategic Policies : Targets and Indicators

Policy	Target	Indicators
SP1 Development in North SP2 Development in South	Broaden economic base Reduce Deprivation levels Promote development of Strategic Sites Promote access to public transport, community facilities, open space	Percentage of economically active by sector Proportion of population who live in wards that rank amongst 100 most deprived in Wales Take up of land on strategic allocations. Proportion of new development within 300m of facilities
SP3 Sustainable Development	All SA/SEA Targets	All SA/SEA Indicators
SP4 Place Making	Creation of sustainable places	Number of Masterplans and other design related SPG documents approved.
SP5 Housing Requirements	Maintain 5 year housing land supply	Build rates - Annual JHLA Monitoring
SP6 Affordable Housing	Achieve appropriate levels of affordable housing.	Number of Section 106 Agreements for provision of affordable housing signed
SP7 Employment Requirements	Allocations which provide premises for a range of employment needs.	Annual rate of employment land take up
SP8 Retailing & Town Centres	Improve viability and vitality Regeneration of centres	Vacancy Rates Number of schemes implemented as part of regeneration strategies



Monitoring of Strategic Policies : Targets and Indicators

Policy	Target	Indicators
SP9 Transportation	Promote more sustainable forms of transport Reduce need to travel	Number of new developments with travel plans Percentage of people living as well as working in RCT
SP10 Built Heritage	Protection and enhancement of historic and cultural heritage Protection of features of interest against inappropriate development.	Number of Conservation Area appraisals / enhancement schemes approved Compile and monitor Buildings at Risk Register.
SP11 Protection of the Natural Environment	Protection and enhancement of biodiversity Landscape Protection	Proportion of new developments delivering habitat creation and restoration Relevant Supplementary Planning Guidance approved,
SP12 Community Infrastructure	Maximise contributions from planning gain	Number of Section 106 Agreements signed
SP13 Waste	Reduce tonnage of waste to landfill	Recycling/recovery/composting rates
SP14 Renewable Energy	Maximise use of renewable energy	MW of energy generated from renewable sources
SP15 Minerals	Maintain 20 year landbank of aggregates Increase percentage use of secondary resources	SWRAWP Annual Report SWRAWP Returns



Appendix 2

Candidate Site Assessment Methodology

Site Assessment Methodology

It is essential that the land identified as suitable for development in the LDP meets the objectives of the plan and is suitable for, and capable of being, developed. In order to ensure a clear, transparent and objective assessment process the Council will assess all the land over 0.3 hectares included within its register of Candidate Sites by means of a two-stage assessment process. This will give a comprehensive and complete evaluation of the land before recommending its suitability for a specific allocation.

The First Stage

This first stage assessment will involve a wide-ranging appraisal of the unique characteristics of all candidate sites, identifying both restraints and potential for development.

All identified candidate sites will be subject to a preliminary site assessment process, which will comprise of an on-site physical assessment and the completion of a site appraisal framework. This framework will;

- Confirm the location and candidate site reference details such as unique number, area and photographic record,
- Give a general overview of the site in terms of current uses and physical condition,

- Identify the adjoining uses and possible access to the site,
- Identify the sites' proximity to any local public facilities,
- Note any possible constraints to development that are visible,
- Give an initial judgment on what would be the most suitable land use allocation on the site.
- Search the planning history of the site.

Following on from the initial assessment, a more detailed appraisal of sites will be made. The appraisal sheet will be divided into sections to cover the following areas;

Economic viability – considering the location of the site with regard to market and workforce characteristics;

Accessibility and ease of movement – considering the suitability of vehicular access to the site, location of the site with regard to public transport routes, and accessibility by foot or cycle to a range of community facilities;

Environmental capital – considering whether or not the site is at risk from flooding, would there result in the loss of agricultural land, is the site considered to be greenfield or brownfield land, whether or not the site is protected by environmental designations, whether the site would present an opportunity to remove an eyesore, and whether or not the site is considered to have environmental value;



Site context and character – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on important views/vistas, whether the site is in close proximity to existing infrastructure and whether or not there would be potential adverse impact from adjoining land uses;

Continuity and enclosure – whether development of the site would provide continuity and enclosure in respect to adjacent land uses and whether it would contribute to an active high street frontage.

Potential use - Finally, an assessment will be made as to the potential use of the site.

This part of the process will allow judgements to be made on the sites against a series of 18 objectives divided into the above 6 areas. It will be determined the level of impact that the proposed development will have upon each of these. The impact will be categorised into a scale ranging from undermining (U), poor (P), neutral (N), fair (F), good (G), to excellent (E).

At the end of this stage of assessment, in the comment section of the final objective, it will be decided whether the site is suitable to be considered further for its development potential, or should be taken out of the assessment process.

The Second Stage

The second stage of the process will allow the Council to assess possible future allocations against the SA/SEA framework to ensure that the sites contribute towards achieving the overall objectives of the plan. In order to do so the Council will employ the Sustainability Threshold Assessment methodology developed by environmental consultants Enfusion. The Sustainability Threshold Assessment process involves allocating one of five levels of potential impact to the candidate site, against each of the sustainability objectives identified in the Sustainability Appraisal Framework.

The objectives and associated criteria in the SA/SEA Framework have been identified and compiled from the Rhondda Cynon Taf LDP Scoping procedure and cover the following areas: - Housing, Cultural Heritage, Access, Social Inclusion, Health, Economy, Employment, Transport, Built Environment, Landscape, Biodiversity, Water, Climate Change, Energy, Land and Soils, Waste, Minerals. The SA/SEA objectives are attached as Appendix E.

The impacts of the candidate site and its proposed development are identified by one of five colour codes, determined against each of the 14 objectives. The colour codes are as follows;

Blue - Development actively encouraged, as it would resolve an existing sustainability problem

Green – No sustainability constraints and development acceptable

Yellow – Potential expensive sustainability issues, mitigation and/or negotiation possible

Orange – Problematic because of sustainability constraints; mitigation or negotiation difficult and or

Red - Absolute sustainability constraints to development.

Development needs may be able to be accommodated if there are overall majority frequencies of blue and green impacts. If not, the approach identifies what further studies or mitigation could be incorporated to allow development. Candidate sites with predominantly orange and red will normally be excluded from further consideration.





Appendix 3

LDP Spatial Strategy Options Assessment Matrix

Spatial strategy option	Trends based/non intervention strategy
Q 1 Will this strategy option assist in achieving the objectives of the community plan?	No - the strategy would concentrate development in more marketable locations; it would not provide a sufficient mix of new dwelling types; not promote integrated communities and not reduce the need to travel.
Q 2 Will this strategy option assist in achieving the objectives of the Wales Spatial Plan?	No - it would promote sporadic housing development on greenfield sites which would reflect previous patterns of suburban growth. As such it would not provide diverse social and economic opportunities; would erode settlement identity; would not maximise brownfield development and would not promote development in 'less strong areas'.
Q 3 Will this strategy option assist in addressing the key social issues / trends in Rhondda Cynon Taf?	No - it would exacerbate problems of population decline in the valleys; encourage developments which are reliant on private transport; and would not cater for a balance of housing needs throughout RCT.
Q 4 Will this strategy option assist in addressing the key economic issues / trends in Rhondda Cynon Taf?	No - by not providing sustainable, mixed forms of uses where they are most needed, opportunities for local employment and regeneration benefits would not emerge.
Q 5 Will this strategy option assist in addressing the key environmental issues / trends in Rhondda Cynon Taf?	No - there would be continuing pressures to release land which is sensitive in terms of landscape, flood risk and nature conservation.
Q 6 Will sufficient land be available over the plan period to achieve this strategy?	Yes - but less easily developable land would remain as a wasted resource.
Q 7. Does this strategy have community support?	No
Q 8. What is the SA/SEA assessment of this strategy option?	Absolute sustainability constraint to development. The detailed assessment is contained in the SA/SEA Appraisal



LDP Spatial Strategy Options Assessment Matrix

Spatial strategy option	Local needs strategy
Q 1 Will this strategy option assist in achieving the objectives of the community plan?	Partly - it would provide a sufficient mix of new dwelling types and promote integrated communities whilst reducing the impact on the wider landscape. However, a dispersed pattern of growth would not achieve the regenerative and economic benefits associated with large scale, mixed-use developments in strategic locations which would have advantages for the County Borough as a whole.
Q 2 Will this strategy option assist in achieving the objectives of the Wales Spatial Plan?	Partly - it would maintain settlement identity and prevent sprawl but limited scale of developments would not contribute to addressing wider infrastructure capacity constraints. Brownfield development would be promoted and landscape and historic assets preserved. However, development of clusters and networks to maximise economic potential in a wider regional context would be limited. ’
Q. 3 Will this strategy option assist in addressing the key social issues / trends in Rhondda Cynon Taf?	Partly - Population decline in the valleys has not been fully addressed by previous Local Plan policies. The Strategy would cater for a balance of housing needs throughout RCT but a concentration of growth in key locations would assist in an injection of inward investment with a spread effect for bringing forward smaller developments in the area.
Q. 4 Will this strategy option assist in addressing the key economic issues / trends in Rhondda Cynon Taf?	Partly - identification of development and redevelopment opportunities in town centres would continue, as would the gradual take up of employment sites, but by not encouraging larger, sustainable, mixed forms of uses, opportunities for local and regional employment and regeneration benefits would be restricted.
Q. 5 Will this strategy option assist in addressing the key environmental issues / trends in Rhondda Cynon Taf?	Partly - The impact of development would be dispersed but there would be limited opportunities to properly phase development leading to pressures to release more land in some locations when the Plan is reviewed.
Q 6 Will sufficient land be available over the plan period to achieve this strategy?	Yes – but without planned and phased improvements associated with large scale growth, transportation and infrastructure constraints may delay implementation of smaller schemes.
Q 7. Does this strategy have community support?	Yes – but mainly as part of a combined Growth and Local Needs Strategy.
Q 8. What is the SA/SEA assessment of this strategy option?	No sustainability constraints and strategy acceptable. The detailed assessment is contained in the SA/SEA Appraisal



LDP Spatial Strategy Options Assessment Matrix

Spatial strategy option	Consolidation strategy
Q 1 Will this strategy option assist in achieving the objectives of the community plan?	Partly - it would provide a sufficient mix of new dwelling types and promote integrated communities in the north of RCT whilst reducing the impact on the wider landscape generally. By restricting growth in the south to local needs only however, it would restrict housing choice there and as a consequence, as well as channelling development up to the valleys, would lead house – buyers to look further a field in areas such as Bridgend thereby increasing the need to travel.
Q 2 Will this strategy option assist in achieving the objectives of the Wales Spatial Plan?	Partly - it would promote development in less strong areas and give impetus to Heads of the Valleys initiatives. Restricting growth in the south would not however, lead to achieving a coherent urban network with integrated transport.'
Q. 3 Will this strategy option assist in addressing the key social issues / trends in Rhondda Cynon Taf?	Partly - Population decline in the valleys may be addressed to some degree and development encouraged in or near areas of multiple deprivation, but the Strategy would not cater for a balance of housing needs throughout RCT.
Q. 4 Will this strategy option assist in addressing the key economic issues / trends in Rhondda Cynon Taf?	Partly - identification of development and redevelopment opportunities in town centres would continue, as would the gradual take up of employment sites, but by not encouraging larger, sustainable, mixed forms of uses in the south, opportunities for regional scale benefits would be restricted.
Q. 5 Will this strategy option assist in addressing the key environmental issues / trends in Rhondda Cynon Taf?	Partly - it could afford protection of wider areas in the south but the need to find sufficient land in the north could result in areas important for biodiversity and landscape being compromised.
Q 6 Will sufficient land be available over the plan period to achieve this strategy?	No – opportunities for major housing schemes in the north of the County Borough are restricted by topography and infrastructure constraints.
Q 7. Does this strategy have community support?	No
Q 8. What is the SA/SEA assessment of this strategy option?	Potential sustainability issues; mitigation and / or negotiation possible. The detailed assessment is contained in the SA/SEA Appraisal



LDP Spatial Strategy Options Assessment Matrix

Spatial strategy option	Sustainable growth strategy
Q 1 Will this strategy option assist in achieving the objectives of the community plan?	Yes - it would provide a sufficient mix of new dwelling types and promote integrated communities throughout RCT.
Q 2 Will this strategy option assist in achieving the objectives of the Wales Spatial Plan?	Yes - It would promote development in a form which would provide a diverse range of social and economic opportunities. Appropriate growth points would address infrastructure shortfalls and achieve a coherent urban network with integrated transport.
Q. 3 Will this strategy option assist in addressing the key social issues / trends in Rhondda Cynon Taf?	Yes - Large-scale comprehensive schemes will ensure that adequate affordable housing and education contributions will be forthcoming. The Strategy would cater for a balance of housing needs throughout RCT and help create sustainable communities to reduce the need to travel.
Q. 4 Will this strategy option assist in addressing the key economic issues / trends in Rhondda Cynon Taf?	Yes - Growth would expand the catchments of town centres and encourage new retail development to offset expenditure loss to other areas. A wide range of economic development opportunities will be created in mixed use developments and through the identification of strategic employment sites.
Q. 5 Will this strategy option assist in addressing the key environmental issues / trends in Rhondda Cynon Taf?	Partly - concentrating growth in a relatively small number of selective locations will reduce pressures on the wider countryside. It will also allow for comprehensive masterplanning exercises which will fully address matters such as flood risk. It is acknowledged, however, that significant levels of development will need to be accommodated in Greenfield locations.
Q 6 Will sufficient land be available over the plan period to achieve this strategy?	Yes - as large areas of land would be identified to accommodate phased development over the plan period
Q 7. Does this strategy have community support?	Yes
Q 8. What is the SA/SEA assessment of this strategy option?	No sustainability constraints and the strategy acceptable. The detailed assessment is contained in the SA/SEA Appraisal.



LDP Spatial Strategy Options Assessment Matrix

Spatial strategy option	Combined growth and local needs strategy
Q 1 Will this strategy option assist in achieving the objectives of the community plan?	Yes - it would provide a sufficient mix of new dwelling types and promote integrated communities throughout RCT whilst realistically acknowledging that in areas where potential for large-scale growth is constrained, appropriate expansion of individual settlements, particularly where it achieves regeneration aims, can be achieved.
Q 2 Will this strategy option assist in achieving the objectives of the Wales Spatial Plan?	Yes - It would promote development in a form which would provide a diverse range of social and economic opportunities. Appropriate growth points would address infrastructure shortfalls and achieve a coherent urban network with integrated transport. Local needs development where appropriate would contribute to maintaining the position of settlements in the regional hierarchy.
Q. 3 Will this strategy option assist in addressing the key social issues / trends in Rhondda Cynon Taf?	Yes - Large-scale comprehensive schemes will ensure that adequate affordable housing and education contributions will be forthcoming. The combined Strategy would further provide for a balance of housing needs throughout RCT and help create sustainable communities to reduce the need to travel.
Q. 4 Will this strategy option assist in addressing the key economic issues / trends in Rhondda Cynon Taf?	Yes - Development to accommodate local needs in selective locations close to town and district centres would contribute to their viability whilst larger scale growth elsewhere would expand the catchments of town centres and encourage new retail development. A wide range of economic development opportunities will be created in mixed-use developments and through the identification of a combination of local and strategic employment sites.
Q. 5 Will this strategy option assist in addressing the key environmental issues / trends in Rhondda Cynon Taf?	Yes - concentrating growth in a relatively small number of selective locations will reduce pressures on the wider countryside. By including provision for additional smaller scale expansion where appropriate, there would be less pressure on more sensitive areas and more opportunities for phased and managed growth.
Q 6 Will sufficient land be available over the plan period to achieve this strategy?	Yes - as large areas of land would be identified to accommodate phased development over the plan period
Q 7. Does this strategy have community support?	Yes
Q 8. What is the SA/SEA assessment of this strategy option?	Strategy actively encouraged as it would resolve existing sustainability problems. The detailed assessment is contained in the SA/SEA Appraisal.



Appendix 4 - Profile of Principal Town and Key Settlements

Principal Towns

Pontypridd					
Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
Access to A470 North/ South Trunk Road Regional bus station serving whole of South Wales and beyond Main train station serving the Cynon and Rhondda Valleys, Merthyr and Cardiff	Pontypridd	2919	Pontypridd commercial and retail town centre.	Treforest and Maritime Industrial estates	25 Candidate Sites in the locality, providing a total of over 20 hectares of land for possible development
	Trallwng	3971	Several Local Authority and civic offices and buildings (This includes central police station and Magistrates Court)	Pontypridd College	
	Treforest	5072		Coedylan, Hawthorn, Rhydfelen and Cardinal Newman RC Comprehensive Schools	
	Graig	2474	Glamorgan University and student accommodation. Ynysangharad Park Sardis Road rugby ground Glyntaff Crematorium and Cemetery 'The Muni' theatre and cinema	Pontypridd Indoor Bowls Centre	
	Rhondda	4690		Hawthorn Leisure centre	
Pontypridd Golf Course Hotel					



Aberdare

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>Good access to the A465 Heads of the Valleys Road</p> <p>Train station to and from Cardiff</p> <p>Large bus station</p>	Aberdare East	6527	Aberdare commercial and retail town centre	Aberdare college	<p>There are 29 candidate sites in the locality, providing a total of over 97 hectares of land for possible development.</p>
	Aberdare West/ Llywdcoed	9312	<p>Several Local Authority and civic office buildings. (This includes a central police station and Magistrates Court)</p> <p>Aberdare Swimming Pool</p> <p>Michael Sobels Leisure centre</p> <p>'The Ynys' sports facilities including playing fields and athletics track</p>	Aberaman, Cwmbach and Robertstown Industrial Estates	
	Aberaman North	5109		Aberdare Park	
				St Johns, Blaengwawr, Aberdare Boys/Girls and Penywaun Comprehensive schools	
				Golf Course	



Llantrisant (inc Talbot Green)

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
A4119 dual trunk road running through the centre of the settlement to the adjacent junction of the M4 and North to the Rhondda Valleys	Llantrisant Town	4205	Talbot Green town centre and modern retail facilities at New Park including Next, M and S	Miskin Manor Hotel Ysgol Gyfun Llanharry County Fire Service Headquarters	There are 51 candidate sites in the locality, providing a total of over 454 hectares of land for possible development
	Talbot Green	2457			
	Pontyclun	5794			
Swansea to Cardiff main line service and local trains at Pontyclun railway station			Llantrisant, Cowbridge Road, Lanelay Road and Coedcae lane industrial estates		
Local and regional bus services from bus station in the centre of Talbot Green. Network of bus stops around the larger settlement			Royal Glamorgan Hospital Y Pant Comprehensive school Gwaun Ely office development Leisure Centre and swimming pool		



Key Settlements

Ferndale

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>No train station</p> <p>Bus route running between Ystrad Rhondda and Maerdy. This provides access to the train station located in Ystrad Rhondda</p> <p>Access via the A4233 which runs from Aberdare to Porth</p>	Ferndale	4419	<p>Mix of residential and retail in the centre</p> <p>Limited number of high street multiple retailers including Co-op supermarket</p> <p>Number of vacant and derelict properties</p> <p>Financial and professional services</p>	<p>Ferndale Infants School</p> <p>Rugby club and football pitch</p> <p>Chapel</p> <p>Library</p> <p>Health centre</p> <p>Oaklands business park in the surrounding area</p>	<p>3 non strategic candidate sites in the locality providing 4.7 hectares</p>



Hirwaun					
Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>Good links to the M4</p> <p>No train station at present but infrastructure in place</p> <p>Bus network runs through the area</p> <p>Good access via the A4059 and the A465 which also provides convenient access to the M4 and to Neath and Swansea</p>	Hirwaun	3995	<p>Small centre</p> <p>Limited amount of retail services.</p> <p>Small representation of convenience goods retailing</p> <p>Number of vacant units</p> <p>Public houses</p>	<p>Hirwaun Primary School and mother and toddler group</p> <p>Recreation ground</p> <p>Village hall</p> <p>YMCA</p> <p>Library</p> <p>Fire and Police stations</p> <p>Health centre</p> <p>Ysgol Gyfun Gymraeg Rhydywaun, Pentwaun</p>	<p>15 non strategic candidate sites in the locality providing 31.36 hectares</p>



Llanharan

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>No train station located in the centre at present (plans well advanced for new station)</p> <p>Access via the A473 with ease of access to Llantrisant and the M4</p>	Llanharan	3421	<p>Limited amount of retail including a post office, convenience stores and a public house</p> <p>Large amount of new housing development in the area including Tal Y Bryn</p> <p>Small conservation area situated behind the centre</p> <p>New film studio site located close in adjoining settlement (Cofton site)</p> <p>Unoccupied new office developments</p>	<p>Innovation House</p> <p>Health centre</p> <p>Welfare Hall</p> <p>Community Centre</p> <p>Rugby club and rugby pitch</p>	<p>11 non strategic candidate sites in the locality providing 68.04 hectares</p>
	Brynnau	3683			



Mountain Ash					
Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>Train station linking Mountain Ash with Cardiff and the surrounding valleys (work is ongoing at the station)</p> <p>Network of bus stops located throughout the centre</p> <p>Access via the A4059</p>	Mountain Ash West	4328	Oxford street forms the main high street, which consists of mainly independent local retailers	YMCA	5 non strategic candidate sites in the locality providing 9.71 hectares
	Mountain Ash East	2711	Limited number of high street multiple retailers represented including Iceland and Kwik Save supermarkets	Gym	
			A number of vacant properties within the centre	Rugby club and rugby pitch	
			Small amount of public space including some public art (statue)	Football pitch	
			Limited amount of office space and some professional and financial services	Existing hospital and plans for a new development	
				Mountain Ash Comprehensive school	
				Cynon Valley Bowls Centre	



Porth

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>New development consisting of the Porth- Lower Rhondda Fach Relief Road</p> <p>A4058, A4233 and the A4255 road network provide access from Pontypridd and other areas</p> <p>South linking into the areas of Rhondda Fawr, Rhondda Fach and beyond</p> <p>Porth railway station is located at the eastern end of Station street (this has been upgraded with a new waiting shelter). Train service running between Treherbert and Cardiff</p>	Porth	5944	<p>One main retail street (Hannah street) with secondary tributary streets.</p> <p>Large super market located off the main street (Co-op)</p> <p>New Lidl supermarket located on the outskirts of the settlement</p> <p>Main street boasts a mix of convenience and comparison goods.</p> <p>Mix of services including financial and professional i.e. solicitors and banks.</p>	<p>Police station</p> <p>The pop factory</p> <p>Job centre Plus office located on Hannah street</p> <p>Porth Library</p> <p>Apollo night club located away from the main shopping area</p> <p>Large Bingo Hall</p> <p>Porth Plaza</p>	3 non strategic candidate sites in the locality providing 2.32 hectares



Porth

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>Two bus stops are located on Pontypridd Road with a bus network running throughout the settlement</p> <p>One way system operating around Porth</p>			<p>Some high street stores including Woolworths.</p> <p>Large contingent of office use in the area</p> <p>Collection of cafes, take away and restaurants</p> <p>Public houses</p> <p>Some residential accommodation located above the shops on the main street</p> <p>Telephone exchange building</p>	<p>New Porth police station</p> <p>Doctors- Porth farm surgery</p> <p>Rhondda Heritage Park</p>	



Treorchy

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>Train station with a service running between Treherbert and Cardiff</p> <p>There are park and ride facilities provided at the station</p> <p>There is a good bus network throughout the centre these run to a number of areas including Caerphilly, Pontypridd, Blaencwm and Blaenrhondda</p> <p>There is a good pedestrian crossing system within the main centre</p>	Treorchy	8105	<p>Larger centre, which boasts a mix of local and some high street, stores. There are also many services including financial services and office use within the main retail centre</p> <p>Supermarket (Co-op) near the station and a smaller Somerfield store within the main retail centre</p> <p>Abergorci Industrial estate</p> <p>Residential properties located above some of the shops in the centre</p>	<p>Library</p> <p>Park and Dare Theatre (this is at present undergoing improvement)</p> <p>Treorchy Comprehensive School and primary school</p> <p>Rugby Pitch, football pitch and games area</p> <p>Cae Mawr playing fields</p> <p>Abergorki Hall and arts centre</p> <p>Shaw health centre</p>	9 non strategic candidate sites in the locality providing 17.55 hectares



Treorchy

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>Access is provided by the A4061 and the A4058</p>			<p>Public houses located in the centre</p> <p>Burberry Factory</p>	<p>Day centre-Noddfa</p> <p>Ysbyty George Thomas located near the centre</p> <p>Doctors surgery located on Chapel Street</p> <p>Two dental surgeries</p> <p>Optometrists</p> <p>Treorchy Community Education centre</p>	



Tonypanydy

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>Town centre adjacent to new Tonypanydy by-pass through to Porth and Pontypridd</p> <p>Also modern by-pass leading south west through to Tonyrefail and M4</p> <p>Train station to and from Treherbert and Cardiff</p> <p>Good local bus services and station for regional travel</p>	Tonypanydy	3495	Tonypanydy pedestrianised retail and commercial town centre	Hospital at Llwynypia	<p>There are 20 candidate sites in the locality, providing a total of over 19 hectares of land possible for development</p>
	Cwm Clydach	3164	Presence of multiple retailers including Boots, Woolworths, Somerfield	Tonypanydy Comprehensive School	
	Penygraig	5877		Cwm Clydach Country Park	
	Trealaw	3908	Local Authority head quarters at Clydach Vale and other civic offices	Athletics track	
	Llwynypia	2253	Magistrates court		



Tonyrefail

Strategic Location	Population by electoral ward		Major Land Uses	Major Community Facilities	Land Availability
<p>Access is provided by the A4061 and the A4058</p> <p>A4119 trunk road running through the centre of the settlement leading to Llantrisant and the M4 approximately 7 miles to the south and north to the Rhondda Valleys</p> <p>Network of Bus stops serving local routes and further regional destinations</p>	Tonyrefail West	5234	Tonyrefail Central Shopping area	Dinas Isaf Industrial Estate	<p>There are 36 candidate sites in the locality, providing a total of over 192 hectares of land for possible development</p>
	Tonyrefail East	5801	<p>Tonyrefail Comprehensive School</p> <p>Leisure Centre</p> <p>Bowling Alley</p>	<p>Royal Glamorgan Hospital</p> <p>Mixed employment and residential development at Parc Eirin</p>	



Appendix 5 - Key Diagram



rhondda cynon taf
local development plan
cynllun datblygu lleol

KEY DIAGRAM Legend

- Northern Strategy Area
- Southern Strategy Area
- Strategic Waste Sites
- Strategic Sites
 1. Former Maerdy Colliery Site
 2. Former Fernhill Colliery Site
 3. Former Phurnacite Plant
 4. Robertstown/Abernant
 5. Land south of Hirwaun/Perenywaun
 6. Cwm Colliery & Coking Works Sites
 7. Mynydy/Talbot Green
 8. Former Llanilid OCC Site
- Principal Town/Growth Area
- Key Settlement/Growth Area
- Motorway
- Trunk Road
- A Class Road
- Railway
- Area not in LDP

N.B The Northernmost part of the County Borough lies within the Brecon Beacons National park. This area is subject to a separate development plan which is the responsibility of the National Park Authority.

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Appendix 6 - Schedule of Non – Strategic Sites

Settlement	Site Name	Proposal	Area (Hect)
Aberaman	Land at Farrells Homecare	Residential development	0.82
Aberaman	Land at Farells home care (small site)	Residential development	0.16
Aberaman	Hillbrook estate	Residential development	1.16
Abercynon	Grovers Road	Residential development	0.42
Abercynon	Site A Opposite Parc Newydd Farm, Grovers Road	Residential development	3.59
Abercynon	Site B opposite Parc Newydd Farm, Grovers Field	Residential development	3.5
Abercynon	Pontcynon Industrial Estate	Residential development	0.65
Abercynon	Land at Travellers Rest	Residential development	0.92
Abercynon	Land at Carnetown	Residential development	1.84
Abercynon	Land adjacent to abercynon cemetary		2.85
Abercynon	Land adjacent to Sewage treatment works	Not yet specified	0.06
Abercynon	Land adjacent to Abercynon Road		3.63
Abercynon	Land at Parc Newydd Farm Grovers Road	Residential development	6.72
Aberdare	Cwm Farm	Residential development	7.69
Aberdare	Land at Maesffynnon Lane	Residential development	2.81
Aberdare	Rear of Brynhir	Not specified - residential to be confirmed	2.32
Aberdare	Land fronting Cwmdare Road	Residential development	4.25
Aberdare	Land at Maesyffynnon Lane, rear of Brynffynon Close	Residential development	0.36



Settlement	Site Name	Proposal	Area (Hect)
Aberdare	Llwydcoed Community Centre and adjoining land	Residential development	0.42
Abernant	Windsor Terrace	Residential development	4.14
Abernant	Windsor Terrace, Allotments and open land	Residential development	5.99
Abernant	Land North of Werfa Lane	Residential development	0.84
Abernant	Land rear of Werfa Lane	Residential development	1.04
Abernant	Land at Lower River Tip Levels, adjacent Abernant Road	Residential development	6.31
Abernant	Land at Nant y Wenallt, adjacent Abernant road	Residential development	7.05
Abernant	Land rear of 6 Werfa Close	Small residential development (1 Unit)	0.44
Abernant	Land at Landscape Gardening, Cwmbach Road	Residential development	1.51
Abernant	Land on Cwmbach Road		2.9
Abernant	Land at Ysguborwen House		1.49
Beddau	Llwyncrwn Isaf	Residential development / Leisure development	31.69
Beddau	Land at Llwyn Crwn Isaf/ Llwyn crwn school		28.21
Beddau	Land at Llantrisant Road	Residential development	5.2
Beddau	Land at Gwern y fach fields Nr Castellau	Residential/community health	5.88
Beddau	Land north of Bryn Celynnog Comprehensive School	Residential development	1.67
Beddau	Land south of Brynteg Court	Residential development	5.56
Beddau	Part of Gelynnog Farm, West of Cwm Coking Works	Residential development	12.29
Beddau	Gwaun Miskin	Residential development	13.07
Beddau	Land at Castellau Road	Residential development	1.07
Blaencwm	Land adjacent to 'Greenway'	Change of Settlement for small residential development	0.32
Blaencwm	Land rear of Delwen Terrace	Residential development	0.75

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Blaenllechau	Land off Aberdare Road	Residential development	3.16
Blaenrhondda	Off Blaen-y-Cwm Road	To be confirmed	3.6
Brynna	Land north of Gelli-fedi Farm	Residential development	7.29
Brynna	Brynna	Residential development	5.52
Brynna	Rear of Emanda Gardens	Residential development	0.34
Brynna	Land at Gelli-fedi Farm		6.51
Brynna	Golf course site off Brynna Road	Residential development	5.97
Brynna	Site south of Brynna Road	residential Development	4.11
Brynna	Land at Gelli-fedi Farm	Residential development	8.83
Brynna	Whitehills Golf Course	Residential development + include in settlement boundary	23.64
Brynna	Brynna West	Residential development	1.94
Brynsadler	Land at Tydu Farm Tyla Garw	Residential development	31.88
Brynsadler	Land south of the M4, north of St Annes Court	Residential development	3.24
Brynsadler	Land at Llanharry road	residential development and green wedge	23.16
Brynsadler	Land North of Llanharry Road	Residential development	5.34
Brynsadler	Land between Llwyna Farm and Paddocks Crescent	Residential development	3.05
Brynsadler	Land at Otters Brook Farm	Residential development	0.36
Brynsadler	Land off Paddocks Crescent	Residential development	6.73
Brynsadler	Land south of the M4	Residential development	3.93
Cefn Rhigos	Werfa Farm	Residential development	0.78
Cefn Rhigos	Werfa Farm	Residential development	13.22



Settlement	Site Name	Proposal	Area (Hect)
Cefn Rhigos	Werfa Farm	Residential development	0.76
Cefn Rhigos	Land at the rear of Smith's Avenue and Mount Road	Residential development	0.94
Cefn Rhigos	Land at New Inn Public House (New Inn Fields)		12.16
Cefn Rhigos	Land near junction of Smith's Avenue and Mount Road	Residential development	0.45
Church Village	Land at Ty Nant/Church Village being part of Dehewydd Farm (site 2)	Residential development	3.04
Church Village	Land North of the Croft, Llantrisant Road	Residential development	0.48
Church Village	Church Village - see also number 67 - same site, same developer, different agent	Residential development	33.91
Church Village	WPD Depot	Residential development	2.83
Church Village	East Glamorgan Hospital, EMI Unit	Residential development	1.59
Church Village	The link site west of East Glamorgan Hospital	Residential development	4.63
Church Village	Land at Ty Nant/ Church Village being part of Dehewydd (site 3)	Residential development	2.31
Church Village	Land at Ystrad Barwig, Heol Creigiau	Business/Retail use A1 or residential homes C2 use	0.96
Church Village	Land at Ty Nant/ Church Village being part of Dehewydd farm (site 1)	Residential development	1.8
Cilfynydd	Steep grassy hillside, Albion Tips land reclamation	Residential development	0.91
Cilfynydd	Albion Estate, site comprising Coed y Lan School and vacant land	Residential development	8.89
Cilfynydd	Land r/o Cilfynydd Road/ Bodwenarth quarries	Residential development and public facilities - through-road to alleviate traffic and public open sp	9.21
Cilfynydd	North of Albion Industrial Estate		0.38
Cilfynydd	Brynderwen Road	Residential development	0.39

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Cilfynydd	Land off Heol Cronfa	Residential development	0.36
Cilfynydd	Egans Field, opposite Llanfabon Court	Residential development	0.81
Clydach Vale	Land at Park Street	Residential development	0.41
Clydach Vale	Land south of Court Street	Residential development	0.44
Clydach Vale	Land Fronting Pleasant Terrace	Residential development	0.73
Clydach Vale	Land south of Railway Terrace	Residential development	0.82
Clydach Vale	Land and allotments, Park Street	Residential development	0.95
Clydach Vale	Land at the end of Howard Street	Residential development	4.08
Clydach Vale	Site to south of Cwmclydach Junior School	Residential development	0.7
Clydach Vale	Land fronting Morton Terrace	Residential development	0.73
Coedely	Land adjoining Vans Direct	Residential development	0.75
Coedely	Land north of Pantglas Farm	Residential development	5.4
Coedely	Coed Ely	Employment	19.98
Cross Inn	Land north of Cross Inn Road	Residential development	1.73
Cwmaman	Land at the Cottage, Llanwonno Road	Residential development	0.47
Cwmaman	Remainder of Fforchneol Parc	Residential development	3.42
Cwmbach	Remainder of Ynyscynon Farm	Residential development	3.84
Cwmbach	Dyffryn Row	Residential/commercial development	0.79
Cwmbach	Land at Dyffryn Row	Residential development	0.91
Cwmbach	Tirfounder Fields	Residential development	8.45
Cwmbach	Land adjoining Dyffryn Road	Residential development	20.02



Settlement	Site Name	Proposal	Area (Hect)
Cwmbach	Land bordered by Cefnpennar Road and Phillip Row	Residential development	1.35
Cwmbach	Land adjacent to Canal Road	Residential development	3.28
Cwmdare	Land to the rear of Queen Street	General development/Housing	3.02
Cwmdare	Former Windber Colliery, Bwllfadare Terrace	Residential/Commercial	0.62
Cwmdare	Land at the end of King Street	Residential Development	0.92
Cwmparc	Land at Ger Y Coed, Vicarage Road	Residential development	0.33
Cwmparc	Site off Woodland Terrace	To be confirmed	0.67
Cymmer	Land east of Aubrey Road	Residential development	0.43
Cymmer	Land rear of Wyndham Street/ Kimberley Way	Residential development	0.84
Cymmer	Land at Catherine Crescent	Residential development	0.55
Cymmer	Land adjoining Bedw Farm estate and Maes Bedw	Residential development	2.97
Cymmer	Land to the rear of Rickards Arms, Trebanog Road	Residential development	0.99
Dinas	Former Mid Glamorgan Depot	Residential development	0.59
Edmondstown	Land off Rees Street	Residential development	0.04
Edmondstown	land to the side and rear of Weston Road	Residential development	0.1
Edmondstown	Land off Edmonstown Road	Residential development	0.3
Efail Isaf	Rear of 31 Heol-y-Parc	Residential development	2.36
Efail Isaf	land at heol y creigiau south of llantwit fadre	residential, garden centre, bio diversity visitor/educational centre	9.27
Efail Isaf	Land at Celyn Farm	Residential development	0.32
Efail Isaf	Heol-y-Parc North	Residential development	1.1
Efail Isaf	Land fronting Heol Y Parc	Residential development	4.12
Efail Isaf	Land to the rear of Pen Y Waun - small site	Residential development	0.47

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Efail Isaf	Land to the rear of Pen Y Waun - large site	Residential development	4.28
Efail Isaf	Land adjacent to Waun Hir	Residential development	2.78
Efail Isaf	Land adjacent to the Willows and Heol Dowlais	Residential development	1.38
Efail Isaf	Land at Garth Farm	Residential Development	7.47
Efail Isaf	Land south of Heol Dowlais	Residential development	8.38
Efail Isaf	Land south of Heol Dowlais	Residential development	8.38
Efail Isaf	Heol Y Parc	Residential development - covers sites 9 and 37	4.6
Efail Isaf	Land south of Heol Iscoed	Residential development with a proposed doctors surgery and pharmacy	6.79
Efail Isaf	Land adjacent to Meadow View, north of Heol Dowlais	Residential development	0.44
Efail Isaf	Site adjacent to Heol Dowlais	Residential development	4.31
Ferndale	Playing Fields	Residential development	3.71
Ferndale	Station Road	Residential development	0.36
Ferndale	site of former Chubb factory	Residential development	3.95
Ferndale	Station Road, East of the river bridge	To be confirmed	0.63
Gadlys	Land adjoining Sunny View Maelgwyn Terrace	Residential development	0.77
Gadlys	Land at Graig View, Maelgwyn Terrace	Residential development	0.92
Gelli	Gelli Road, Gelli Industrial Estate	To be confirmed	0.92
Gelli	Land at Bwllfa farm	Residential development	2.7
Gelli	Former allotment site at Mynydd Gelli	Residential development	2.27
Gelli	Site A Rear of Kennard Street	Residential development	2.04



Settlement	Site Name	Proposal	Area (Hect)
Gelli	Site B rear of kennard street	Residential development	0.83
Gelli	Site C rear of Kennard Street	Residential development	0.91
Gelli	Site D rear of Kennard Street	Residential development	0.98
Gilfach Goch	Land adjacent to Ffordd Llanbad/ Lewis Close	Residential development	0.45
Gilfach Goch	Land rear of Cambrian Avenue	Residential development	1.97
Gilfach Goch	East of Heathlands		2.99
Gilfach Goch	Land at Hendreforgan Farm	Residential development	11.89
Gilfach Goch	Rear of High Street		1.87
Gilfach Goch	Land adjoining Swn yr Afon, High Street	Primary Care Heath Centre development	1.13
Gilfach Goch	Land rear of Cambrian Avenue	Residential development	0.61
Gilfach Goch	Land at Ty Bryn y Waun	Residential - unsuitable parts of the site	4.26
Gilfach Goch	Cresta Garage	Residential development	1.3
Gilfach Goch	Land south of Swn yr Afon	Primary Healthcare	0.39
Gilfach Goch	Land north of Gilfach Road	Residential development	4.8
Gilfach Goch	Land rear of High Street	Residential development	1.15
Gilfach Goch	Land to the south of High Street	Residential development	0.64
Gilfach Goch	Land to the rear of Fford Llanbad	Residential development	2.08
Gilfach Goch	Land at Meadow cottage and ffordd Llanbad	Residential development	0.57
Glyncoch	Land adjacent to Graig-yr-hesg Quarry	Quarry extension	9.1
Glyncoch	Cefn Lane		3.53
Glyncoch	Land adjoining Graig-yr-Hesg Infants School, Ynysybwll Road	Residential development	1.06
Glyncoch	Land to the south west of Darren Ddu Road	Residential development	2.3
Glyncoch	Land adjacent to Daren Ddu Road	Residential development	0.62

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Godreaman	Land to the end of Godreaman Street	Residential development	1.31
Godreaman	Former Aberaman Colliery Reclamation Site	Residential development	0.58
Godreaman	Land at 43-60 Incline Row	Residential development	0.55
Godreaman	Land adjacent to Mill House, Forge Row	Change of settlement boundary	0.12
Godreaman	Land at Fforchneol Row	Residential development	3.32
Groesfaen	Land at Brofiscin Farm		7.52
Groesfaen	Site adjacent to Gadairwen House	Residential development / light industry	6.2
Groesfaen	Land rear of Llwynpennau Cottages	Residential Development - replacing bid site 47	3.29
Hirwaun	Ferarri's bakery Bryngelli Industrial estate		2.1
Hirwaun	Land of Langland Close	Primary Healthcare	1.43
Hirwaun	Land rear of Halt Road, Hirwaun Industrial Estate	Residential development	0.8
Hirwaun	Land south of Rhigos Road	Residential development	0.57
Hirwaun	North of Fifth Avenue Hirwaun Industrial Estate	Residential development	4.17
Hirwaun	North of High Street	Residential development	1.11
Hirwaun	Rear of Bute Terrace (LP allocation)	Residential development	1.58
Hirwaun	Tramway	Residential development	0.79
Hirwaun	Site 2 - Land South of Waungron / Roundabout	Residential/Employment/Retail development	11.47
Hirwaun	Land rear of Brynffynon	Residential development	0.46
Hirwaun	Rhigos Road	Residential development / Individual design houses	2.5
Hirwaun	Remainder of Cae Brynhyfryd	Residential development	1.03
Hirwaun	Land rear of Bute Terrace	Residential development	1.79



Settlement	Site Name	Proposal	Area (Hect)
Hirwaun	Hirwaun Ironworks	Residential development	0.3
Hirwaun	Land rear of Halt road	Residential development	1.01
Hirwaun	Land adjacent to Rhigos Road		2.48
Hirwaun	The Towers	Residential development	0.77
Hirwaun	Land adjoining Nantllechau Farm, Halt Road	Residential development	1.23
Hirwaun	Hirwaun Ironworks, North Site	Residential development	2.55
Llanharan	Land rear of 15-22 Pendre Crescent	Residential development	0.37
Llanharan	Land south of Heol Cynllan/ at Cynllan Cottage	Residential/Commercial/Mixed Development	33.49
Llanharan	Rhyd Lethin	Residential development	0.36
Llanharan	Gwyn Humphrey International factory	Residential development	1.42
Llanharan	Land at Dolau, east of Primary School	Residential development	3.61
Llanharan	Land near Harold Street/adjacent to Llanharan RFC	Residential development	2.1
Llanharan	Cricket Field	Residential or Commercial development	5.06
Llanharan	Proposal at Hendre Wen, Brynna	Residential development	5.72
Llanharan	North of Harold Street	Residential development	1.43
Llanharan	Llanharan RFC	Residential development	0.74
Llanharan	Garth Uchaf Farm	Industrial/residential development	5.03
Llanharan	Land Adjacent to Llanharan Service Station, Llantrisant Road	Change of Settlement Boundary for small residential development	0.82
Llanharan	Land off Llanharry Road, south of Bryn Derwen	Residential development	15.58
Llanharry	Elms Farm	Residential development	2.3

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Llanharry	South of Llanharry Primary School	Removal of Urban Open Space designation - presumed to allow residential development	1.41
Llanharry	Land to the north of the patch	Residential development	1.82
Llanharry	Former Iron Ore Mine		8.14
Llanharry	site near Fox Cottages	Provision of vehicle access for larger development site	1.22
Llanharry	Land to the east of The Elms Farm	Residential development	2.02
Llanharry	Site at Torgelli Farm		3.26
Llanharry	Land north of Llanharry adjacent to Vine Cottage	Residential development	1.35
Llanharry	The Elms, near Forest Wood Quarry		12.72
Llanharry	Land at Fforest road	Residential development	0.14
Llanharry	West of Llechau	Residential development	5.39
Llantrisant	Policy H1.22 Taff Ely Local Plan	Part of a larger strategic land option	1.14
Llantrisant	Site 2 at Dan Caerlan	Residential development	2.27
Llantrisant	Site 1 at Dan Caerlan	Residential development	0.38
Llantrisant	Land north of Collins Dairy, Cross Inn	Residential development	0.27
Llantrisant	Land to the Rear of The Royal Mint	Commercial	5.59
Llantrisant	Alternative land adjacent to Malthouse	Residential development	2.26
Llantrisant	Land at Graig y Llan, Opposite Royal Glamorgan Hospital	Commercial	1.72
Llantrisant	Land North of Coed yr Esgob	Residential development	2.09
Llantrisant	Land at Dan Caerlan	Residential development	1.7
Llantrisant	Malthouse Farm	Residential development	3.47



RHONDDA CYNON TAF LOCAL DEVELOPMENT PLAN (2006-2021)

Settlement	Site Name	Proposal	Area (Hect)
Llantrisant	Land south of Llantrisant Business Park	Employment	7.4
Llantrisant	Land north of Cross Inn	Residential Home	3.62
Llantrisant	Marton, Brynteg	Residential development	0.42
Llantrisant	South of Llantrisant Business Park	Employment	6.32
Llantrisant	North of Cross Inn Road	Residential development with green wedge	6.59
Llantwit Fardre	Ystrad Barwig Isaf		34.51
Llantwit Fardre	East of Station Road - includes most of site and same developer as number 60 - Church village -but different agent	Residential development	28.99
Llantwit Fardre	Cadwallader's Yard	Residential development	3.32
Llantwit Fardre	Ystrad Barwig Isaf	Residential development	20.44
Llantwit Fardre	Land adjacent to Ship Public House, Crown Hill	Residential development	3.05
Llantwit Fardre	Land at Mount Pleasant and Brynawel Dehewydd Lane	Change of settlement boundary	0.13
Llantwit Fardre	Land off Station Road	Residential development	4.08
Llantwit Fardre	Ty Nant/Gwaun Miskin	Mixed use development	15.04
Llantwit Fardre	Land at Heol Creigiau	Residential development (part of site 8)	1.28
Llwydcoed	Land rear of Shop Houses, Llwydcoed Road	Residential development	1.16
Llwydcoed	Land rear of Shortwood	Residential development	0.87
Llwydcoed	Land to the rear of Plas Newydd Farm	Residential development	0.62
Llwydcoed	Land at Tir Y Coed	Residential development	0.52
Llwydcoed	Land north of/adjacent to football field, off Merthyr Road - site 2	Residential development	1.27

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Llwydcoed	Land adjacent to Llwydcoed Football Ground, off Merthyr Road.	Revised settlement limit to allow development	2.49
Llwydcoed	Site adjacent to Croesdy Farm, Llwydcoed Road	Residential development	3.46
Llwydcoed	Hilltop	Residential development	5.67
Llwydcoed	Land north of Tre-Ifor		12.46
Llwydcoed	Land south of Llwydcoed Road	Residential development	5.08
Llwydcoed	Llwydcoed Primary School Site	Residential development	1.74
Llwynypia	Hospital Site	Residential development	9.94
Llwynypia	Land between Tyntyla Park and Penrhys Road	Residential development	11.06
Maerdy	Ferndale Industrial Estate	To be confirmed	0.53
Maerdy	Rear of Maerdy Road	Site for small-scale infill development	3.1
Maerdy	Ferndale Industrial Estate	To be confirmed	1.71
Maerdy	Maerdy Road	Site for small-scale infill development	0.33
Maerdy	Highfield Industrial Estate	To be confirmed	1.14
Maerdy	Ferndale Industrial Estate	To be confirmed	1.1
Maerdy	Rear of Richard Street	To be confirmed	5.88
Maesycoed	Land adjacent to Coed isaf road coed isaf	Change of settlement boundary	
Maesycoed	Land rear of Danylan Road Maesycoed	Residential development	
Maesycoed	Land rear of Danylan/Landare Road	Residential development	2.24
Maesycoed	Land west of Woodfield house Llandraw woods	Residential development	
Miskin	Miskin Park		1.38
Miskin	Hendy Quarry	Residential development	22.05



Settlement	Site Name	Proposal	Area (Hect)
Miskin	Land at disused treatment works	Redevelopment of brownfield land	4.79
Miskin	Land adjacent to the railway line	Residential development	2.95
Miskin	Mwyndy Quarry and adjoining land	Inert hardcore disposal - followed by residential development	4.03
Miskin	Land adjacent to The Drive	Residential development	0.73
Miskin	Land North of/ Rear of Manor Hill	Part of a larger strategic land option	7.04
Miskin	Mwyndy Quarry - southern half	Residential development	3.95
Miskin	Land north of School Road/ Hendy Quarry	Part of a larger strategic land option	7.36
Miskin	Land opposite Ely river and Mill Race	Residential development	1.32
Mountain Ash	Gwernifor Grounds	Residential development	0.5
Mountain Ash	Northen Cwm Cynon	Not yet determined	3.22
Mountain Ash	Mountain Ash General Hospital	Redevelopment of hospital grounds - with general inclusion within revised settlement boundary	3.45
Mountain Ash	Land between Oxford Street/Miskin Road and railway line		2.08
Mountain Ash	Abergorki Yard, Miskin Road	Residential development	0.45
Mountain Ash	Land at Maes y Dderwen, Aberffrwd	Residential development	2.66
Nantgarw	Land at Ty Hen Farm	Residential development	1.73
Nantgarw	Riverside Forge, Oxford Street	Include within settlement boundary Offices Housing or 'Other' Possible Travelodge	0.55
Nantgarw	Land north of Yr Hendre	Residential development	0.69
Nantgarw	Phase 2 Redwood Park (near Old Nantgarw road)	Residential development	1.6

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Pencoed	Former Llanharan STW	Employment/Recycling/Residential	2.79
Pencoed	Sony Technology Park	Employment	32.61
Pencoed	Land at Felindre Road, St. Mary Hill		0.33
Penrhiwceiber	Glamorgan Street	Residential development	4.44
Penrhiwceiber	Pentwyn Avenue	Residential development	0.78
Penrhiwceiber	Pentwyn lower tip	Residential development	0.59
Penrhiwceiber	North east of railway	Residential development	3.59
Penrhiwfer	Land at House o'The Trees'	Residential development	4.45
Penrhiwfer	Penrhiwfer Road		2.71
Penrhiwfer	Land at Dinas Isaf	Residential development	1.22
Pentre	Site to the rear of Ystrad Road	Residential development	0.76
Pentre	Land south of Catherine Street	Change of settlement boundary	0.32
Pentre	Site to the end of Pleasant View	Residential development	0.31
Pentre	Site off Ystrad Road	To be confirmed	2.63
Pentre	Large site at the rear of Kennard Street	To be confirmed	2.67
Pentre	Large site at the rear of Kennard Street	To be confirmed	4.73
Pentre	Site at rear of Bwllfa Cottages	To be confirmed	3.23
Pentre	Site off Catherine Street	Residential development	0.82
Pentre	Site at the rear of Kennard Street	To be confirmed	0.57
Pentre	Site off Ystrad Road	To be confirmed	0.3
Pentre	Off Windsor Place	To be confirmed	0.45



Settlement	Site Name	Proposal	Area (Hect)
Pentre	Site at the rear of Dinam Park	To be confirmed	5.09
Penycoedcae	Land adjacent to Llantrisant Road and the old quarry	Residential development	1.97
Penycoedcae	Site adjoining Highland Estate	Residential development	7.38
Penycoedcae	Land adjacent to leeway carpets showroom (small site)	residential; development	
Penycoedcae	Land adjacent to Leeway carpets showroom (large site)	Residential development	2.91
Penycoedcae	Land adjacent to Tonyrefail Road and Llantrisant Road	Residential development	3.12
Penywaun	Land east of Trenant	Residential development	3.35
Penywaun	Site 1 - Land south of Gamlyn Terrace	Employment/Residential/Retail	2.78
Penywaun	Land at Maesycwmrig, Hirwaun Road	Residential development	0.92
Penywaun	Land south of Hirwaun road	Residential or Employment	0.8
Penywaun	Land opposite 9 and 10 Cwm Nant yr Hwch - off Heol Caradog	Residential development	1.89
Penywaun	Land between Aberdare Bypass and cemetery	Residential development	0.42
Pontyclun	Otters Brook/ Ceulan Farm, south of railway	Residential development or general development	40.57
Pontyclun	Interbrew Factory, Coedcae Lane	Residential development	0.98
Pontyclun	Land at Brynsadler	Residential development	2.77
Pontygwaith	Land adjacent to fenwick house near Fenwick Street	Residential development	2.41
Pontygwaith	Site off Fenwick Street	To be confirmed	0.64
Pontygwaith	Pontygwaith Industrial Estate (Unallocated Site)	Employment/Residential	1.99
Pontygwaith	Land at the end of The Avenue	To be confirmed	0.85
Pontygwaith	Land opposite Pontygwaith junior school	Residential development	1.38
Pontygwaith	Land north of Graig Street	Residential development	0.32

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Pontygwaith	Land south of School Street	Residential development	0.46
Pontygwaith	Land at Fenwick Street	Residential development	1.33
Pontypridd	Land to the rear of garages Bryn Ilan Graig-yr-Helfa Road		0.25
Pontypridd	Land adjoining Hetty Shaft, Ty Mawr Colliery Site	Residential development	1.46
Pontypridd	Land rear of Graig Terrace	Residential development	0.57
Pontypridd	Land adjacent to Llantrisant Road, Highlands Estate	Residential development	2.1
Pontypridd	Gelliwion Reclamation	Residential development	1.12
Pontypridd	Land at Llandraw road Maescoed	Residential development	
Pontypridd	Former Allotment Land off Pantygraigwen Road - Site A	Residential development	1.32
Pontypridd	Former Allotment land off Pantygraigwen Road - Site B	Residential development	0.6
Pontypridd	Brown Lennox	Employment	1.75
Pontypridd	Land opposite 158-198 Merthyr Road	Residential development	0.32
Pontypridd	Sardis Road Car Park		0.95
Pontypridd	Land rear of Pontypridd and District Hospital	Residential development	1.18
Pontypridd	Land rear of YGG Pont-Sion-Norton, Pontshonnorton Road	Residential development	0.4
Pontypridd	Fletchers Field, Coedpenmaen Road	Residential development	1.01
Pontypridd	Millfield		0.67
Pontypridd	Sardis Road Rugby Football Ground		2.24
Pontypridd	Land opposite Pencerrig, The Common	Residential development	0.6
Porth	Land of Cymmer Road	Residential development	1.08
Porth	Land at Dinas Road / Graigddu Road	Residential development	0.88



Settlement	Site Name	Proposal	Area (Hect)
Porth	Land to the rear of Tynewydd Square adjacent to the railway line	Primary Healthcare	0.37
Porth	Land off Orchard Close	Residential development	1.02
Porth	Land to the rear of 119-130 High street Cymmer	Residential development	0.99
Porth	Land rear of Llwynceilyn Park	Residential development	0.49
Porth	Land off Hollybush Grove/Penrhiwgynt Road	Residential development	0.81
Porth	Land to the end of Lewis Terrace	Residential development	0.84
Rhigos	Land at Cwm-hwnt (adjacent to Plough Inn)		0.74
Rhigos	Land at Werfa Farm - revised large site	Residential development	21.14
Rhydyfelin	Glyntaff Farm		2.43
Rhydyfelin	Land at Glyn Taf farm	Residential development	3.02
Rhydyfelin	Gellihirion South		1.47
Rhydyfelin	Land near Glyn-taf Farm		2.16
Rhydyfelin	Land adjacent to Glyn Taff Farm	Residential development	0.32
Rhydyfelin	Land north of Masfield Way	Residential or mixed use Residential/Employment/Leisure.	3.83
Stanleytown	Large site beyond Upper Terrace	Residential development	2.8
Stanleytown	Land to the rear of Upper Terrace	Residential development	0.4
Stanleytown	Site at northern end of Upper Terrace	To be confirmed	1.63
Taffs Well	Forgemasters Site		3.7
Taffs Well	Land off Cardiff Road, rear of 1-2 Park Lane	Residential development	0.68
Talbot Green	Garth Business Park	Employment	6.31

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Talbot Green	Land north of A473/ East of Glamorgan Vale Retail Park	Part of a larger strategic land option	1.88
Talbot Green	Land west of Graig-lwyd Farm		6.06
Talbot Green	Land at Graig-lwyd Farm		8.35
Talygarn	Small site rear of St Annes Chapel	Residential development	0.68
Talygarn	Land south east of Cowbridge Road	Residential development or other	6.83
Talygarn	Talygarn Equestrian Centre	Residential development	6.6
Talygarn	Land at Talygarn Farm	Residential development	0.58
Talygarn	West of Talygarn (1)	Residential development	0.8
Talygarn	Land at Talygarn Park	Holiday chalets	0.95
Talygarn	North of Talygarn House	Residential development	8.17
Talygarn	Land south west of 'Greenlands'	Residential development or other	3.36
Talygarn	North west of Talygarn	Residential development	1.36
Talygarn	West of Talygarn (2)	Residential development	3.04
Thomastown	Land at Ty'n-y-cae Villas	Residential development	3.41
Ton Pentre	Land adjacent to Maendy Farm	Residential development	6.21
Tonteg	Land adjacent to Highfield Close	Primary Healthcare	0.46
Tonteg	Land the south of The Ridings	Residential development	19.59
Tonteg	Land off Church Road		3.24
Tonteg	Land rear of 100 Church Road	Change of settlement boundary -small residential development	0.44
Tonteg	Land fronting Tonteg Road, Power Station Hill	Residential development	4.98
Tonypandy	Site to west of RCT offices	To be confirmed	0.65



Settlement	Site Name	Proposal	Area (Hect)
Tonypandy	Land near visitor centre	To be confirmed	0.39
Tonypandy	Site at rear of RCT offices	To be confirmed	0.66
Tonypandy	Site to rear of Mountain View	To be confirmed	1.16
Tonypandy	Vacant site off B4278.	To be confirmed	1.91
Tonypandy	Site off A4119	To be confirmed	3.98
Tonypandy	Site Nr Tonypandy Enterprise Centre	To be confirmed	1.24
Tonypandy	Land south of Park Street	To be confirmed	2.12
Tonypandy	Land off hospital site	To be confirmed	3.2
Tonyrefail	Land opposite Hafod Wen	Residential development	6.34
Tonyrefail	Land to the south east of Tref-y-rhyg school (former Gelli Dawl school)		1.56
Tonyrefail	Red Cow Field	Residential development	0.34
Tonyrefail	Land East of Mill Street	Residential and Community	6.38
Tonyrefail	Land adjacent to Elwyn street Coed Ely	Residential development	1.53
Tonyrefail	Land north of Investiture Place	Residential development	2.69
Tonyrefail	Land south of Gilfach Road	Residential development	5.5
Tonyrefail	Land to the North of Station Road	Residential development	1.13
Tonyrefail	land rear of Swyn y Nant, Gelli Seren	Residential development	2.54
Tonyrefail	The former Hillside club	Residential development	1.14
Tonyrefail	Land at Collenna farm	Residential development	5.23
Tonyrefail	Land part of Tyлча Ganol Farm	Residential development	2.39

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Tonyrefail	Land south of Gilfach Road	Residential development	4.28
Tonyrefail	Land to the east of Mill Street	Residential development	4.14
Tonyrefail	Land at Cae Gwerlais Farm	Residential development	8.54
Tonyrefail	Land at Gwern Heulog, Tylcha Fach	Residential development	4.62
Tonyrefail	Land off Gilfach Road/ Trane Farm	Residential development	5.13
Tonyrefail	Land at Trane Farm/ adjacent to Bryn Golau	Residential development	3.93
Tonyrefail	Site A, Land north of Griffin Inn	Small residential development	1.14
Tonyrefail	Site B, Land north of Griffin Inn	Small residential development	4.33
Tonyrefail	Trane Farm	Residential development including retirement village	41.79
Tonyrefail	Coed Ely	Residential development, including affordable	1.65
Tonyrefail	Tylcha Wen	Residential development	4.83
Tonyrefail	Trane Farm (Public)		1.74
Tonyrefail	Land North of Collenna farm	Residential development	13.97
Tonyrefail	Land off Collenna Road	Residential development	1.28
Tonyrefail	Land at Glyndale / Rhiwinder Fach, Pant y Brad	Residential development	2.54
Tonyrefail	St John the Baptist Church	Residential development	0.46
Tonyrefail	Land at Glyndale, Pant y Brad	Residential development	1.33
Tonyrefail	Land adjacent to roundabout Parc Eirin	Residential development	3.3
Tonyrefail	Land adjacent to the A4119	Residential development	1.12
Tonyrefail	Land rear of Mill Street		0.86
Tonyrefail	Land north of Concorde Drive (Rhiw Garn Fawr)	Residential development	3.61



Settlement	Site Name	Proposal	Area (Hect)
Tonyrefail	Collenna Farm		0.73
Tonyrefail	Gelli Seren West	Residential development	30.03
Tonyrefail	Caerysgol Farm	Residential development	6.03
Tonyrefail	Land east of Llantrisant Road near Red Cow public house	Residential development	0.14
Tonyrefail	Tylcha Fawr Farm	Residential/general development	8.25
Tonyrefail	Collenna Farm to Hillside		3.49
Tonyrefail	Land off Maple Court	Residential development	0.95
Trealaw	Land to the rear of Buckley Road	Residential development	28.68
Trebanog	Land north of Rhiw Garn Fawr	Residential development	4.97
Trebanog	Site adjacent to Pen Darren Road	Residential development	1.33
Trebanog	Land off Trebanog road	Residential development	0.45
Trebanog	Land adjacent to Rhiw Garn (Rhiw Garn Fawr)	Residential development	3.86
Trebanog	Land fronting Trebanog Road (Rhiw Garn Fawr)	Residential development	0.62
Trebanog	Land rear of Trebanog Road (Rhiw Garn Fawr)	Residential development	1.28
Trebanog	Land south of Trebanog Road/opposite Halton Villas	Residential development	2.81
Trebanog	Land at former Cilely Colliery	Residential development	16.52
Trebanog	Land south of Trebanog Road, adjacent to site 337	Residential development	2.32
Trebanog	Land south of Trebanog Road/opposite Halton Villas	Residential development	2.81
Trebanog	Land at former Cilely Colliery	Residential development	16.52
Trebanog	Land south of Trebanog Road, adjacent to site 337	Residential development	2.32
Trebanog	Land south of Trebanog (Rhiw Garn Fawr)	Residential development	6.29

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Trecynon	Land at Stag Street		1
Trecynon	Land at former Mayhew Chicken Factory	Mixed use development including Housing	2.88
Trecynon	Tegfan Farm	Residential development	4.75
Trecynon	Land at Trecynon adjacent to church row	Residential development	0.81
Treforest	Site of Treforest Boys School, St Michaels Avenue	Residential development	0.48
Treforest	Land adjacent to Ty mogfen		
Treforest	Land adjacent to Gwenllian terrace	Residential development	0.78
Treforest	Land adjacent to the University of Glamorgan and the dismantled railway	Car Park extension	3.88
Treforest	Land at Griffin Mill Garage, Upper Boat	Commercial development	5.38
Treforest	Land at coed forest uchaf		4.14
Treforest	Site A Land at White Tips	Residential development	0.31
Trehafod	Large parcels of land fronting Nythbran Terrace east of welfare football ground	Residential development	1.49
Treherbert	Site off St Mary's Close	Residential development	1.53
Treherbert	Site at the end of Mace Lane		1.45
Treherbert	Penyreglyn Infants School, Charles Street	Residential development	0.5
Treherbert	Land at the end of Ynysfeo Avenue.	Residential development	6.43
Treherbert	Site near Everest factory	To be confirmed	1.48
Treherbert	Land at Rhigos Road		2.52
Treherbert	Bryn Rhedyn	To be confirmed	0.6
Treherbert	Treherbert Infants School Site	Residential development	0.47



Settlement	Site Name	Proposal	Area (Hect)
Treherbert	Old Hospital Site and School Playground	Residential or mixed use development	1.73
Treherbert	Site off Rhigos Road	To be confirmed	1.29
Treherbert	Eileen Place	Residential development	1.41
Treherbert	Bryn Heulog	To be confirmed	0.32
Treorchy	Vicarage Terrace	Residential development	3.46
Treorchy	Rear of Crown Terrace	Residential development	1.61
Treorchy	Site opposite Ynyswen Infants School	To be confirmed	0.51
Treorchy	Site off Cemetery Road	Residential development	2.74
Treorchy	Cae Mawr Industrial Estate	Residential development	3.62
Treorchy	Site at rear of Tremains Pub Park Road	To be confirmed	0.49
Treorchy	Land adjacent to Alison House Community Facility	Residential development	1.78
Treorchy	Druids Close	To be confirmed	2.91
Treorchy	Prospect Green, Prospect Place	Remain as Public Open Space	0.45
Treorchy	Land at the rear of Kenry Street	Residential Development	3.02
Tylorstown	Land south of Hendrefedog	Residential development and change of settlement boundary	0.46
Tylorstown	Land at rear of Gwernllwyn Terrace	To be confirmed	1.11
Tylorstown	Land off Deri Terrace	To be confirmed	1.01
Tynewydd	Dismantled Railway line rear of St Albans Terrace	Residential development	0.8
Wattstown	Land fronting Ynyshir Road	Residential development	0.51
Wattstown	Standard Tip (RH 87) and land	Residential development	98.38
Wattstown	Small site to the east of Wattstown	Residential development	0.73
Wattstown	Butchers Arms	Residential development	0.5

PREFERRED STRATEGY



Settlement	Site Name	Proposal	Area (Hect)
Wattstown	Site off Heol Llechau	To be confirmed	12.5
Wiliamstown	North Site opposite Gwenfron Terrace	Residential development	0.55
Williamstown	South site opposite Gwenfron Terrace	Residential development	0.47
Williamstown	Dinas Isaf		4.03
Williamstown	Land opposite Mountain Road	Residential development	3.05
Williamstown	Dinas Isaf		1.34
Ynysboeth	Land between A4059 and River Cynon	Green Wedge or countryside protection	14.79
Ynyshir	Large area of land to the west of Ynyshir	Residential development	25.6
Ynyshir	Large site off Llanwonno Road	Residential development	3.37
Ynysmaerdy	Llantrisant Business Park (Revised version of bid sites 35 and 74)		4.33
Ynysmaerdy	Land at Ynysmaerdy Farm	Residential development	14.97
Ynysmaerdy	North west of Ynysallan (e1.7)	Residential development	4.36
Ynysmaerdy	Llantrisant Business Park (e1.5)	Residential development	3
Ynysmaerdy	Llantrisant Business Park (e1.4)	Residential development	2.19
Ynyswen	Land to the rear of Brongwyros Bungalow	Residential development	0.29
Ynysybwl	Land situated in Ynysybwl (north of Cyncoed)	Residential development	2.32
Ynysybwl	Land at Buarth y Capel	Residential development	20.99
Ynysybwl	Middle section of Cribbin Ddu Quarry	Residential development	0.33
Ystrad	Site off Ystrad Road	To be confirmed	1.09



Settlement	Site Name	Proposal	Area (Hect)
Ystrad	Land off Trafalgar Terrace / Cross Street	To be confirmed	0.5
Ystrad	Land to east of Nebo Estate	To be confirmed	0.79
Ystrad	Steep valley area	To be confirmed	2.9
Ystrad	Land rear of 84-102 Ystrad Road	Residential development	2.73
Ystrad	Land off Dan-y-Craig	To be confirmed	0.38





Appendix 7 - Outline of the format of the LDP

The proposed format of the Rhondda Cynon Taf LDP is as follows:-

- **Introduction:**
explaining the context and structure of the plan; plan making process; national, regional and local policy framework
- **Strategy:**
including the vision; issues; aims and objectives; sustainability targets and indicators; the strategy; strategic policy; Key diagram
- **County Wide Policies:**
including development control policies; topic based policies; area wide allocations
- **Northern Strategy Area Policy:**
including area specific policies and allocations
- **Southern Strategy Area Policy:**
including area specific policies and allocations
- **Appendices:**
listing relevant information e.g. list of SSSI; Listed Buildings; Conservation Areas; Retail Boundaries
- **Proposals Maps:**
Supplementary Planning Guidance will be produced in respect of the following: -
- **Design**
- **Affordable Housing**
- **Public Art**
- **Renewable Energy**
- **Planning Obligations**
- **Highways, Design and Access**



Please note that the above is a draft list and may be subject to change.



Appendix 8 - Bibliography

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