

# LDP FORUM EVENT RECORD (November 2008)

Valleys Innovation Centre, Abercynon  
17<sup>th</sup> November 2008

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## 1. SUMMARY OF PROCESS

In developing the Deposit Draft Local Development Plan (LDP), the Council will undertake four key stages: -

### STAGE 1 – CONSULTATION WITH KEY INFRASTRUCTURE PROVIDERS

#### ***Purpose***

To obtain observations on proposed employment, retail and housing allocations in the Draft Deposit Draft LDP.

#### ***Process***

Key infrastructure providers were sent direct correspondence containing:

- Site plans for each allocation;
- Self-completion questionnaire
- Details of residential/employment allocations

#### ***Output***

Revisions to the draft LDP depending on the site constraints identified by key infrastructure providers.

### STAGE 2 – SUSTAINABILITY APPRAISAL TARGETS AND INDICATORS CONSULTATION

#### ***Purpose***

To seek representations on the Sustainability Appraisal (SA) Targets and Indicators that will monitor the main sustainability effects of the LDP and SA.

#### ***Process***

A five-week consultation was undertaken with relevant information made available on the Internet and letters sent to relevant bodies.

#### ***Output***

Amendments to the SA of the LDP based on relevant comments from the consultation.

### STAGE 3 – MEETING OF THE LDP FORUM

#### ***Purpose***

To seek the views of the LDP Forum on refining policies in the draft deposit draft LDP.

#### ***Process***

A workshop meeting of the LDP Forum to discuss the refinement of policies in the Draft Deposit draft LDP: -

- Core policies
- Area wide policies
- Northern strategy area policies
- Southern strategy area policies

### **Output**

The production of an LDP Forum Event Record and the revision of policies in the draft plan.

### **STAGE 4 – REPORTING OF THE DRAFT DEPOSIT DRAFT LOCAL DEVELOPMENT PLAN TO DEVELOPMENT CONTROL COMMITTEE AND CABINET**

#### ***Purpose***

To seek the views of Development Control Committee and Cabinet Members on the Draft Deposit Draft LDP.

#### ***Process***

Preparation of reports for Development Control Committee and Cabinet. Discussion of the Draft Deposit Draft Local Development Plan at the Development Control Committee and meeting of Cabinet.

#### ***Output***

Resolutions of Development Control Committee and Cabinet revisions to the draft plan.

## 2. MEETING AGENDA



**RHOHDDA CYHOI TAF**  
Local Development Plan Forum  
**17<sup>th</sup> November 2008**  
AGENDA

10.00	Coffee
10.15	Welcome and Introduction
10.30	The Local Development Plan Process
10.45	Workshop 1
11.30	Coffee
11.45	Workshop 2
12.30	Lunch
13.15	Workshop 3
14.00	Workshop 4
14.45	Coffee
15.00	Feedback on Workshops
15.30	What happens next and the Sustainability Appraisal (SA) Targets and Indicators Consultation
15.45	Question and Answer Session
16.00	Close



### 3. CHAIR'S WELCOME AND INTRODUCTION

#### 3.1 Introductory speech by Sheila Davies (Director of Development and Regeneration).



- *Welcome to the Valleys Innovation Centre and thank you for attending.*
- *After almost three years of consulting with local communities and key stakeholders to develop our evidence base and vision for the future development of Rhondda Cynon Taf, the Council has now begun to formalise a new land use plan to guide and control*

*development across the County Borough over the next fifteen years.*

- *The first meeting of the LDP Forum in July 2006 built on the successful Visioning Events. The 'vision' for Rhondda Cynon Taf was then expressed as a draft Spatial Strategy and Preferred Options Paper to form an initial framework for the Local Development Plan (LDP).*
- *Today, the initial draft of the Local Development Plan will be discussed, with the intention of refining policies prior to the six-week public consultation on the Deposit Draft Plan early next year.*
- *The outcome of today's workshop will feed directly into the final version of the Plan, and as such, I hope we will all take this opportunity to further develop the Land Use Plan for the County Borough.*

#### **4. REFINEMENT OF LDP POLICY WORKSHOPS**

4.1 On 17<sup>th</sup> November 2008 a meeting was held of the LDP Forum at the Valleys Innovation Centre, Abercynon to discuss policy refinement in the Deposit Draft Local Development Plan (LDP).

##### **Refinement of Policy Workshops**

4.2 Participants attending the event were divided into four groups and each group took part in four discussion workshops looking at the;

1. Core Policies,
2. Area Wide Policies,
3. Northern Strategy Area Policies and
4. Southern Strategy Area Policies.

4.3 The workshops brought forward a wealth of information from the participants and to avoid an excessively long report the comments have been précised to avoid repetition where there was consensus between the workshops.

##### **Workshop 1 – Core Policies**

4.4 There was general support for all key issues identified in the core policies. Initial queries were raised on whether the housing policies should be merged, but given the important nature of affordable housing requirements it was decided to keep the policies separate.

4.5 In the north of the County Borough, it was felt that piece meal development would deliver the overall housing figure and would result in unobtainable Section 106 agreements. Development would also place an additional strain on sparsely located and already limited services in the area. Concern was also raised regarding the ‘quantity rather than quality’ and the need to ensure new dwellings could attract high-end employers to the north.

4.6 The issue was raised that there was no core policy on sustainable development, but it was generally accepted that this was an underlying theme of all policies in the plan.

4.7 A discussion arose on whether an additional core policy should be included in the plan on leisure and the arts in order to improve the quality of life for residents. Not only would this follow the themes of the Community Plan, but is believed to be one of the reasons why the south of the County Borough has a greater population than its northern counterparts. However, whilst the important role of arts and leisure was acknowledged and both will be central to delivery on improved quality of life, it was considered these issues were not sufficiently strategic and could be covered adequately elsewhere in the plan.

4.8 When discussing the Core Policies it was believed that the issue of protecting the built heritage in the Northern Strategy Area had been given more emphasis than in the south. In the north of the County Borough there was a realisation that new development should be encouraged without detriment to the existing built heritage. There was also concern that this issue should be recognised in the south

of the County Borough through Supplementary Planning Guidance (SPG), given the greater need to control development as a result of increased demand.



4.9 The issue was raised for the plan to promote the refurbishment of existing vacant properties, particularly given the reduced floor space of new residential developments. There was also support for the general improvement to existing housing stock that will be delivered through the Development Control process under the policies set out in the plan.

4.10 When discussing the employment policies there was emphasis on promoting a concentration of employment in all town centres across Rhondda Cynon Taf by 'living over the shop' (LOTS) accommodation. It was further suggested that an increase in the number of small to medium sized enterprises across the County Borough would encourage a mix of employment, in a move away from the overwhelming concentration of the service sector.

4.11 There was a discussion concerning issues of on-street parking and the likely increase in car ownership associated with wealth generated through employment opportunities. Such specific issues relating to transport infrastructure will be addressed in more detailed planning policies, where integrated public transport hubs and the possibility of underground parking have all been suggested as alternative forms of parking in new developments.

4.12 There was discussion during the workshop on links between transport infrastructure and the proposed number of residential dwellings, especially from the Rhondda Valleys to the lower parts of Cynon Valley and Taf Ely. With transport being an integral part of the plan it is crucial that new development does not exacerbate the current situation.

4.13 A discussion on the development of wind farms in Rhondda Cynon Taf identified concern from residents on the number of wind turbines and wind farm allocations, particularly in a landscape still scarred by the coal-mining era. Land to develop alternative forms of renewable energy could be separated from land used to promote tourism in Rhondda Cynon Taf, which would have the potential to encourage

visitors into the area and benefit local Welsh heritage and culture.

4.14 There was discussion concerning issues of community care in Rhondda Cynon Taf in relation to the 15-year life span of the Local Development Plan (LDP). It was noted that the ageing population require information on a short-term basis and which is likely to impact on their daily lives. Issues were raised on how the Local Development Plan (LDP) will resolve the impact of withdrawn bus services on the local community and ageing populations. It was noted that the LDP is not a short-term mechanism, but a strategic long-term document and is unable to easily address short-term issues, but it can assist with the provision of improved and reliable transport systems for the benefit of the local community.

4.15 The issue was raised regarding improving the existing drainage and sewerage systems in Rhondda Cynon Taf to accommodate all new developments. Utility companies are key consultees in the Local Development Plan (LDP) process and have been consulted in respect of all proposed allocations.

### **Workshop 2 – Area Wide Policies**

4.16 There was support for key issues covered in the area wide policies. Initial queries were raised on limited road and public transport links from the Upper Rhondda to the Hirwaun Strategic Site in Cynon Valley due to the attractiveness of the Hirwaun Strategic Site as an alternative employment location for businesses in the Upper Rhondda.

4.17 In the northern strategy area, concern was expressed about the seriousness of depopulation in the upper valleys, which some believed had not been fully highlighted in the Local Development Plan (LDP). The current economic crisis was cited as an ideal opportunity to make more rational and robust decisions given the reduced pressure from developers.

4.18 The statutory requirements of the gypsies and travellers policy ensued a lengthy discussion on the potential location of gypsy and travellers sites.

4.19 With reference to the community infrastructure and planning obligations policy it was felt that 'health and medical facilities' should be added to the list of development proposals seeking contributions.

4.20 The proposed policy concerning provision for pedestrians was discussed and it was felt that community safety issues should be made an integral part of all new developments and should subsequently be an underlying theme in all-relevant policies in the plan.

4.21 There was considerable discussion regarding renewable energy, with reference to the policy concerning energy from biomass, it was suggested that another criterion should be added to the list of constraints that focuses specifically on the effects of harnessing energy from biomass on adjacent public transport routes.

4.22 Concern was expressed over the need to reflect and promote bi-lingualism in the Local Development Plan (LDP), an example being the provision of Welsh Medium Schools

across the County Borough. It was acknowledged that the LDP has a key role to play in supporting Welsh culture and heritage.

4.23 The recycling of construction waste was highlighted as a key issue during workshop discussions and is addressed by the utilization of the waste recycling plant at Bryn Pica. It is important that the significant quantity of waste arising from the construction industry is recognised and forms part of the Councils land use-planning strategy.

4.24 A query was raised on whether the issue of training the local workforce in Rhondda Cynon Taf could be addressed in the Local Development Plan (LDP). The Authority informed the workshop that the Councils Education and Lifelong Learning Department were actively addressing these issues through its Pathfinder Policy. It was acknowledged that a holistic approach was required and that in addition to securing land for employment the Council should ensure people have the appropriate skills and training to secure employment.

4.25 The issue of the quality and quantity of water supplies for existing developments in light of new residential and employment allocations was discussed. Dwr Cymru are key consultees in the Local Development Plan (LDP) process and have been consulted in respect of all proposed allocations.

4.26 It was discussed whether the plan would have a policy on asylum seekers and address the issue of a 'benefits culture' across Rhondda Cynon Taf. The Authority noted this point for consideration, but considered it was not an issue for consideration in the LDP.



4.27 There was concern that the policy on Public Art did not have a threshold and should be accompanied by Public Art Supplementary Planning Guidance (SPG). The Authority has noted this point for further consideration.

4.28 Members of the workshop were keen to ensure that in accordance with Planning Policy Wales, the Local Development Plan (LDP) had a policy on Historic Landscapes and that the broad, national policy on large wind farm development is refined for the purpose of inclusion in the Local Development Plan (LDP).

### Workshop 3 – Northern Strategy Area Policies

4.29 It was proposed by officers that the Northern Strategy Area would accommodate 30 dwellings per hectare with 25% affordable housing on developments of 30 units or more. A reduced dwelling per hectare in the north of the County Borough offers the opportunity to secure a choice of property size and type.

4.30 It was suggested that the increased number of new dwellings must be monitored against transport infrastructure. A major area of concern was road links in and around Stag Square, Treorchy.

4.31 It was generally accepted that old, derelict buildings would not be converted for their traditional use, but should still be developed imaginatively and not solely for housing purposes, examples given include theatre companies, choirs and public houses. The workshop also called for a rewording of policies to prevent the demolition of historic assets, unless structurally unsound.

4.32 A query was raised on the justification for the key settlement of Hirwaun having a stand-alone policy in the Local Development Plan (LDP). Officers acknowledged in the workshop that housing numbers, had in recent years outstripped the quantity of community services on offer in the area and the LDP was the opportunity to address this issue.

4.33 The importance of redeveloping vacant or redundant industrial sites was discussed given that 95% of businesses across Rhondda Cynon Taf employ less than 10 people.

Demand for small B1 office accommodation and the division of the former Burberry Factory into smaller business units has proved very popular.

4.34 As a result of flooding constraints on the strategic site of the Former Phurnacite Plant in Cynon Valley, housing numbers would be limited, providing an opportunity for small B1 office use.

4.35 Concern was expressed regarding retail allocations and the need to ensure a balance between local corner shops and larger retail units.



4.36 It was suggested that the policy on cycle network improvements is expanded to provide and develop existing pedestrian links from new development.

4.37 Concern regarding the removal of the County Borough's historic landscape as a result of land reclamation schemes, was discussed and the importance of completing a Sustainability Appraisal (SA) prior to the listing of land reclamation sites, was also raised. Officers noted these points for further consideration.

4.38 Concern was expressed over a lack of relief road proposals in the Local Development Plan (LDP) and the potential of road widening schemes. The workshop also discussed the possibility of extending the Gelli-Treorchy Bypass across the valley to Ynysfeio Tip and merging this with the Rhigos Road. Further discussion on taking the disused railway area behind Treherbert Boys Club inside the settlement boundary for a possible link to the Stelco Hardy Site was a point noted by officers for consideration.

4.39 General support was given for key issues covered in the Northern Strategy Area Policies. However, a number of points were raised on the pitfalls of creating restricted policies that could discourage development and act as a deterrent to potential developers. Many workshop members believed that by developing a flexible approach the Council could gain a competitive edge against adjoining local authorities.

#### **Workshop 4 – Southern Strategy Area Policies**

4.40 It was proposed by officers that the Southern Strategy Area would accommodate 35 dwellings per hectare; 5 dwellings per hectare more than figures in the existing Taf Ely Local Plan. On each development of 30 units or more, a 40% affordable housing rate will apply. It was suggested during the workshop that developers might be unable to afford this affordable housing figure and to concentrate on promoting lower density sites.



4.41 There were concerns that demand for family housing in Cardiff would be met through new residential development in Rhondda Cynon Taf. The need to ensure that current residents and families did not find themselves displaced from the housing market was discussed at length.

4.42 There were discussions on the Former OCG Strategic Site in Llanilid given the lack of progression on Dragon Film Studios. Officers stated that the Local Development Plan (LDP) would, through the strategic site at Llanilid seek to address local issues whilst supporting the wider economic opportunity on the site.

4.43 It was debated whether the proposed Park and Share Scheme in Trefforest Industrial Estate would be a suitable location for persons commuting and/or travelling by train.

4.44 Concern was expressed on a lack of community buildings and facilities for ageing populations across the County Borough.

4.45 A discussion on the link between housing numbers and the quantity of leisure facilities to accommodate the population increase closed the last of the day's workshop.

## **5. SA/SEA UPDATE**

5.1 The Planning Act (2004) and the SEA Directive require a Monitoring Strategy to be prepared that will observe the sustainability effects of the Local Development Plan (LDP). The Council has developed an up to date set of targets and indicators that will meet monitoring requirements for both the LDP and the SA process. The Council has reviewed the existing 48 SA targets and indicators in line with the 2007 Rhondda Cynon Taf Improvement Plan, the sustainability issues identified in the SA Scoping Report and the SA of the Preferred Strategy, in order to produce a smaller and more manageable list of 21 SA targets and indicators that are more specific to issues in Rhondda Cynon Taf.

5.2 A five-week public consultation designed to assess the coverage and suitability of the updated SA targets and indicators commenced on the 12<sup>th</sup> November 2008 until the 18<sup>th</sup> December 2008. The revised targets and indicators, complete with an introduction and representation form, were available to view on the Council's website and in all public libraries across the County Borough.

5.3 A total of eight responses were received on the Sustainability Appraisal (SA) targets and indicators. All representations will be available to view in report format with the Deposit Draft of the Local Development Plan (LDP).

## 6. ANALYSIS

Overall, there was a positive response in all workshops to the existing policies in the Local Development Plan (LDP) and their proposed refinement. When analysing the output from group discussions there were general themes and issues that were articulated strongly in each workshop and are worth highlighting in the report.

### Workshop 1 – Core Policies

General support was given for the refinement process as it was recognised that whilst some issues were clearly of strategic importance, others could be addressed at a more local level elsewhere in the Plan. When the role of leisure and the built heritage was discussed, different views came forward on the strategic nature of the issues, although it was agreed that both were important to the future development of Rhondda Cynon Taf.

With regard particular issues not refined in the Core Policies Workshop, the importance of employment and transport was discussed at length. There was a consensus that Core Policies must deliver jobs and improvement to transport infrastructure as well as new dwellings. The importance of securing all the necessary social and physical infrastructure are key issues for the Forum and ones which should be identified in the Core Policies.

### Workshop 2 – Area Wide Policies

The need for less prescriptive and more flexible LDP's was generally understood and supported. Very specific topic-based policies can have a role, whilst providing a clear policy framework for individual issues that may arise, but do inevitably produce more policies.

Overall the LDP Forum was supportive of the policy refinement process, subject to ensuring that a robust policy framework remained. Policies need to make clear what the Council is trying to achieve, how proposals will be determined and that policy 'gaps' do not emerge over the life of the Plan.

### Workshop 3 & 4 – Northern & Southern Strategy Area Policies

It was recognised that there were clear differences between the northern and southern areas of Rhondda Cynon Taf and as such, the approach taken through the Preferred Strategy was considered to be correct. It is therefore important that detailed policies in the LDP reflect this.

In the case of the Northern and Southern Policies, the refinement process to actually increase the number of policies was supported. An approach that developed Strategy Area Specific Policies, which could address issues differently across the Borough were regarded as appropriate and agreed by Forum members.

Discussions were held on a number of the specific policies to ensure that transport infrastructure and employment

objectives in the north and the housing objectives in the south. Ultimately, for the Plan to be successful, the policies must deliver the objectives of the LDP.

## **8. CONCLUSION**

8.1 The meeting of the LDP Forum in November 2008 built on the success of the previous Forum meeting in July 2006.

8.2 The LDP Forum considered the refinement of four policy areas in the plan; core, area wide, northern and southern strategy areas. Overall, there was general consensus in all four workshops regarding the policy topics and their refinement as outlined in the Draft Deposit Draft Local Development Plan (LDP).

8.3 This report identifies the main areas of support and concern that were expressed throughout the workshops. These issues will be given full consideration prior to the six-week public consultation on the Deposit Draft Local Development Plan and the draft document will be amended accordingly to take account of the views expressed by LDP Forum Members.

## **APPENDIX 1 – MEMBERSHIP OF LDP FORUM**

Cllr Paul Cannon Sheila Davies Nicola Gulley	Chair Lead Officer Support
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### **Councillors**

Cllr Glyn Roberts Cllr Christopher Cllr Alby Davies Cllr Brian Arnold Cllr Lionel Langford Cllr Ceri Jones Cllr Emlyn Jenkins Cllr Watts Cllr Aurfron Roberts Cllr Roger Turner Cllr Clayton Willis Cllr Maureen Webber Cllr Pauline Jarman Cllr Powell Cllr Cennard Davies	Rhigos Aberaman North Abercynon Ynysybwl Ynyshir Maerdy Treherbert Ystrad Gilfach Goch Brynna Tyn-y-Nant Rhydfelen Central Mountain Ash East Trallwng Treorchy
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### **Community Representatives**

Alan Woodward

Susan Sexton

Graham Gwillam  
Margaret Morris  
David Furnage  
Gwyn Poole

Cliff Jones

Keith Addis  
Rhys Burton  
Diane Prosser  
Lee Nichols  
Olwen Chislett  
Jayne Komer

Alan Woodruff

### **Consultation Bodies**

Welsh Assembly Government  
Countryside Council for Wales  
Environment Agency  
Forestry Commission  
Pontypridd Town Centre Forum  
Home Builders Federation  
Commission for Racial Equality  
Devco Housing Association

Rhigos Community Sports  
Association  
Cwmdare Community Action  
Team  
TARCA  
Taff Ely Access Group  
Pontypridd YMCA  
Communities First Ynyshir/  
Wattstown  
Blaenllechau Community  
Regeneration  
Cwmni  
Cwmni  
DASH Training  
Nichols Building Services Ltd  
Beddau Arts Society  
Health, Social Care and  
Wellbeing  
University of Glamorgan

RCT Local Health Board  
 Welsh Water  
 Campaign for the Protection of  
 Rural Wales (CPRW)  
 Glamorgan Gwent  
 Archaeological Trust  
 Business Club  
 Country Landowners Association  
 Rhondda & Merthyr Groundwork  
 Trust  
 Capital Region Tourism  
 WAG - Education, Lifelong  
 Learning & Skills  
 Confederation of British Industry  
 (CBI)  
 Interlink

Strinda Davies  
 Dilys Jouvenat  
 George Jones/Paul Dukes  
 To be confirmed

Social and Cultural Identity  
 Social Inclusion and Equality  
 Sustainability  
 Information, Involvement and  
 Empowerment

**Community Plan Thematic Partnership Co-ordinators**

Chris Ashman	Better Life Consortium
Phil Bevan	Community Safety
Matthew Easter	Living Space
Nicola Davies	Health and Well Being
Carryn Williams	Fframwaith
Julia Paradine	Bro Dysg
Peter Mortimer	Boosting the Local Economy
Susan Samuel	Children and Young People
Rhian Webber	Older People

**APPENDIX 2 – LIST OF ATTENDEES TO THE LDP FORUM  
ON 17<sup>TH</sup> NOVEMBER 2008**

Cllr Paul Cannon	Chair
Sheila Davies	Lead Officer
Nicola Gulley	Support

**Community Plan Thematic Partnership Co-ordinators**

Trevor Morris	Community Safety
Rhian Webber	Older People
Strinda Davies	Social and Cultural Identity

**Councillors**

Cllr Glyn Roberts	Rhigos
Cllr Alby Davies	Abercynon
Cllr Roger Turner	Brynna
Cllr Cennard Davies	Treorchy

**Community Representatives**

Rhys Burton	Cwmni
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**Consultation Bodies**

Christian Servini	Environment Agency
Nicola Davies	RCT Local Health Board
Robin Simpson	Campaign for the Protection of Rural Wales (CPRW)
Neil Maylan	Glamorgan Gwent Archaeological Trust
Richard Phillips	Rhondda & Merthyr Groundwork Trust

### **APPENDIX 3 – WORKSHOP QUESTIONS**

Workshops were intended to be entirely open and participants were able to raise any issue they wished in regard to the topic area in each workshop.

Questions were prepared for the facilitators to offer structure to the discussion where necessary: -

1. Are the suggested refinement of the policies appropriate to guide and control development in Rhondda Cynon Taf until 2021?
2. Are there any other issues that we need to consider when refining the policies?
3. Is the process of policy refinement on key issues that affect Rhondda Cynon Taf the correct approach?

**APPENDIX 4 – LOCAL DEVELOPMENT PLAN (LDP) PROPOSED POLICY COVERAGE**

<b>Core Policy</b>	<b>Refined Core Policy</b>
Development In The North	Development In The North
Development In The South	Development In The South
Sustainable Development	
Housing Requirements	Housing Requirements
Affordable Housing	Affordable Housing
Protection And Enhancement Of The Built Environment	
Community Infrastructure	
Employment Requirements	Employment Requirements
Retail Development	Retail Development

Tourism	
Transportation	Transportation
Place Making	
Protection Of The Natural Environment	
Climate Change	
Renewable Energy And Energy Efficiency	
Waste Management	Waste Management
Minerals	
Strategic Sites	Strategic Sites

Area Wide Policy	Refined/Additional Area Wide Policy
Dwelling Requirement	New Housing
Housing Allocations	Sustainable Locations
Exception Sites For Affordable Housing In The Countryside	Exception Sites For Affordable Housing In The Countryside
Gypsies And Travellers	Gypsies And Travellers
Conservation Area Appraisals	
Public Art	
Planning Obligations	Community Infrastructure & Planning Obligations
Mixed Use Development	New Development
The Use Of Upper Floors In Principal Towns and Key Settlements	

New Educational Facilities	
Multi Functional Buildings	
Leisure Allocations	
Provision Of Open Space and Sport/Play Space and Access to Natural Green Space	
Protection Of Public Open Space	Design and Place making
Public Rights Of Way, Bridleways And Cycle Tracks	Protection and Enhancement of the Built Environment
Allotments	
Air Quality	Public Health and Protection
Strategic Employment Allocations	
Employment Allocations	

Retention of Employment Land	
Employment Opportunities Within Settlements	
Expansion Of Existing Employment Sites	Existing Employment and Retail Uses
Retail Land Requirements	
Retail Land Allocations	
The Retail Hierarchy	
Primary Retail Frontages	
Changes Of Use In Retail Centres	
Local And Neighbourhood Shops	
Major Road Schemes	

Key Strategic Transport Corridors	
Rail Network And Station Improvements	
Park and Ride (bus) / Park and Share Provision	
Car Parking at New Developments	
Car Parking in Town Centres	
Cycle Network Improvements	
Provision for Pedestrians	
Travel Plans	
New Development	
Place Making	

Householder Development	
Buildings In The Countryside	Buildings in the Countryside
Shopfronts And Commercial Frontages	
Special Landscape Areas	Protection And Enhancement Of The Natural Environment
Green Wedges	
Locally Designated Sites And Species	
Protection Of Features Of Natural Amenity, Landscapes And Biodiversity	
Ecological Networks	
Cynon Valley River Park	
Low Carbon Development	

Energy From Biomass	Renewable Energy
Small Hydro Electricity Schemes	
Anaerobic Digestion	
Small / Medium Wind Farm Development	
Large Wind Farm Development	Large Wind Farm Development
Derelict, Contaminated and Unstable Land	
Land Reclamation Schemes	
Sites For Waste Management Facilities (Location Criteria)	Waste Management
Provision Of New Waste Management Facilities	
Sites For Waste Management Facilities – General Criteria	

Provision Of Community Recycling Facilities	
Sandstone and Limestone Buffer Zones	
Preferred Area of Known Mineral Resource	Minerals
Safeguarding of Sand and Gravel Reserves	
Safeguarding of Coal Reserves	
	Amenity Protection Buffer Zones

Northern Strategy Area Policies	Refined/Additional Northern Strategy Area Policies
Housing Density	Housing Density
Affordable Housing	Affordable Housing
Housing Development Within or Adjoining Settlement Boundaries	Housing Development Within or Adjoining Settlement Boundaries
Rehabilitation / Conversion of Large Buildings	Rehabilitation / Conversion of Large Buildings
Development in Aberdare Conservation Area	
Development in the Principal Town of Aberdare	Development in the Principal Town of Aberdare
Development in the Town Centres of Key Settlements	Development in the Town Centres of Key Settlements
Development in the Key Settlement of Hirwaun	Development in the Key Settlement of Hirwaun
Small Industrial and Business Sites	Small Industrial and Business Sites

Re-development of Vacant/Redundant Industrial Sites	Re-development of Vacant/Redundant Industrial Sites
	Former Maerdy Colliery Site, Rhondda Fach
	Former Fernhill Colliery Site, Blaenrhondda
	Former Phurnacite Plant, Abercwmboi
	Land at Robertstown / Abernant, Aberdare
	Land South of Hirwaun/Penywaun
	Housing Allocations
	Employment Allocations
	Retail Allocations
	The Retail Hierarchy

Retail Development in Principal Towns and Key Settlements
Local And Neighbourhood Shops
Major Road Schemes
Park and Ride (Bus) / Park and Share Provision
Rail Network And Station Improvements
Cycle Network Improvements
Development in Aberdare Conservation Area
Green Wedges
Special Landscape Areas

	Cynon Valley River Park
	Land Reclamation Schemes
	Provision Of Community Recycling Facilities
	Safeguarding of Sandstone
	Safeguarding of Coal Reserves

<b>Southern Strategy Area Policies</b>	<b>Refined/Additional Southern Strategy Area Policies</b>
Housing Density	Housing Density
Affordable Housing	Affordable Housing
Housing Development Within Settlement Boundaries	Housing Development Within Settlement Boundaries
Development in Llantrisant Conservation Area	
Development in the Setting of Llantrisant Conservation Area	Development in the Setting of Llantrisant Conservation Area
Development in the Principal Town of Pontypridd	Development in the Principal Town of Pontypridd
Pontypridd Town Centre Enhancement	Pontypridd Town Centre Enhancement
Development in the Principal Town of Llantrisant / Talbot Green	Development in the Principal Town of Llantrisant / Talbot Green
Development in the Key Settlement of Tonyrefail	Development in the Key Settlement of Tonyrefail

Development in the Key Settlement of Llanharan	Development in the Key Settlement of Llanharan
	New Educational Facilities in Tonyrefail
	Former Cwm Colliery and Coking Works, Beddau
	Mwyndy/Talbot Green Area
	Former OCC Site Llanilid, Llanharan
	Housing Allocations
	Employment Allocations
	Retail Allocations
	The Retail Hierarchy
	Retail Development in Principal Towns and Key Settlement

Local And Neighbourhood Shops
Major Road Schemes
Rail Network And Station Improvements
Park and Ride (Bus) / Park and Share Provision
Cycle Network Improvements
Development in Llantrisant Conservation Area
Green Wedges
Special Landscape Areas
Land Reclamation Schemes
Provision Of Community Recycling Facilities

Safeguarding of High Purity Carbonate and Carboniferous Limestone.
Safeguarding of Sandstone
Preferred Area of Known Mineral Resource
Safeguarding of Sand and Gravel Resources
Safeguarding of Coal Reserves