

***Rhondda Cynon Taf
Local Development Plan
up to 2021
Adopted March 2011***

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Foreword

This Local Development Plan is an extremely important document for Rhondda Cynon Taf and provides the framework for decisions to be made up until 2021 on how land is used in the County Borough, for example what type of development is appropriate or desirable and how best to protect our environment. It is the culmination of a major piece of work that has included engaging with the community, stakeholders, and councillors over a number of years and its completion and adoption by the Council is a big milestone for Rhondda Cynon Taf.

We believe the LDP provides a focus for sustainable regeneration and high quality development that will make Rhondda Cynon Taf a better place to live, work and play. Having the right planning policy in place is a key part of how we are trying to move our County Borough forward. It means that everyone can have a sense of confidence and reliability in terms of what it will look like in the future and will enable this policy and framework to be applied consistently

to planning decisions that can affect any of us or all of us, depending on the development in question.

The next ten years promise to be a very exciting period for Rhondda Cynon Taf and I am sure the LDP will contribute to achieving further progress and benefits for our residents and County Borough.

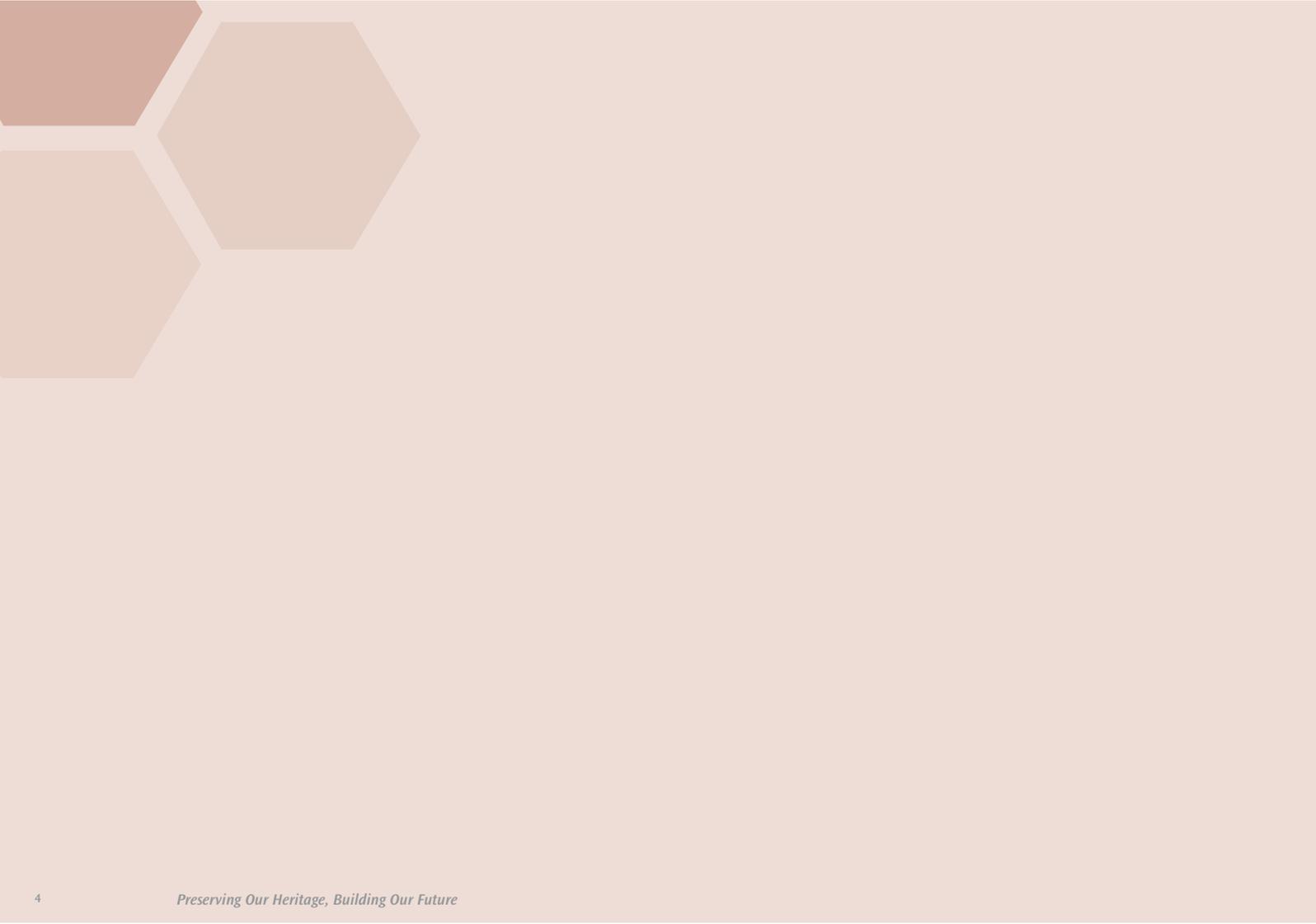


Russell Roberts

Councillor Russell Roberts
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Chapter One

Introduction and Context



Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 requires Rhondda Cynon Taf County Borough Council to prepare a Local Development Plan (LDP) for the County Borough outside the Brecon Beacon National Park. The LDP will provide the development strategy and spatial policy framework for the LDP area over a fifteen-year period to 2021. The Plan will be used by the Council to guide and control development, providing a basis for consistent and appropriate decision-making. The northernmost part of the County Borough lies within the Brecon Beacons National Park. This area is subject to a separate development plan that is the responsibility of the National Park Authority.
- 1.2 For convenience, in this document the LDP area is usually referred to as either “Rhondda Cynon Taf” or “the County Borough” which should be taken to mean the County Borough excluding the National Park.
- 1.3 The LDP will provide a policy framework that integrates and balances the social, economic and environmental issues in order to meet the needs of those people living, working and visiting Rhondda Cynon Taf. The fundamental principles of achieving sustainable development will underpin all land use decisions. The LDP will seek to build a policy framework that protects important elements of the built, natural and cultural environment, improves town centres, provides new sustainable housing, employment and community facilities in appropriate locations, promotes integrated transport and encourage opportunities for sustainable regeneration.

The Structure of the Document

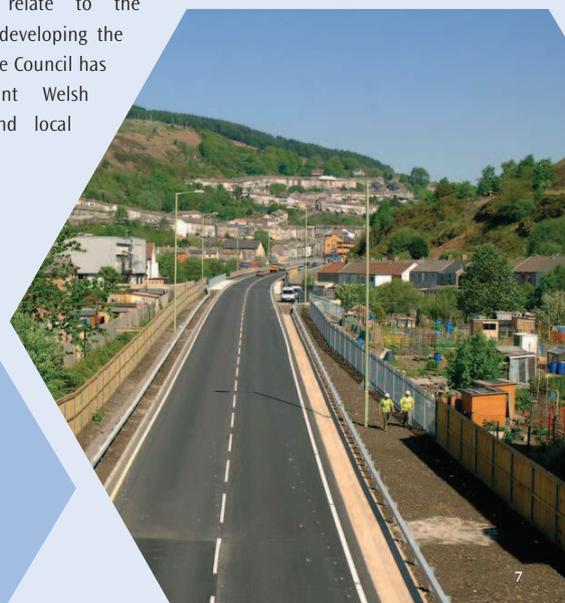
- 1.4 This chapter sets out the context for the Deposit Draft LDP and describes how it takes into account relevant strategies, policies and programmes. These include the European Union Programmes, People, Places, Futures – The Wales Spatial Plan, Planning Policy Wales and the Council's Community Plan.
- 1.5 Chapter Two provides the social, economic and environmental context for the LDP. Based on consultation and the LDP evidence base, the chapter outlines the issues that impact on the future development of the County Borough.
- 1.6 Chapter Three contains the Council's Vision and Objectives for the LDP. It outlines the Council's vision for the development of Rhondda Cynon Taf over the plan period and a detailed framework of land use objectives. The objectives of the plan were developed in partnership with the Council's LDP Forum and reflect the inter-relationship between people, activity and land use at the local level.
- 1.7 Chapter Four sets out the Core Strategy for Rhondda Cynon Taf. The chapter outlines the spatial strategy for guiding all future development and land use in the County Borough during the plan period. The chapter also identifies the eight Strategic Sites which are crucial to the implementation of the strategy. Detailed guidance is given in respect of the nature and form of development to take place on each site.
- 1.8 Chapter Five sets out detailed Rhondda Cynon Taf distinct area wide policies. This chapter includes area wide topic based and non-site specific policies, which provide a framework against which all future planning applications will be considered. The policies are intended to ensure that all development within the County Borough contributes towards achievement of the Vision and Core Strategy.
- 1.9 Chapter Six sets out 'locally distinct' policies for the Northern and Southern Strategy Areas respectively. The policy objectives for the Northern and Southern Strategy Areas are different and reflect the individual characteristics of the areas. The chapter provides detailed policies on issues of identified importance within individual strategy areas.
- 1.10 Chapter Seven outlines the detailed monitoring framework for the Plan. The chapter provides indicators for each of the core policies and will provide a framework for monitoring the effectiveness of the Plan.
- 1.11 The Appendices include details of all allocations, evidence base, glossary of terms, a list of sites of importance for nature conservation, statutory designations and details of primary shopping areas.
- 1.12 Detailed allocation and areas of protection are illustrated on the accompanying proposals and constraints maps.

Key Facts About Rhondda Cynon Taf

- 1.13 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-suburban and rural communities, situated in mountains and lowland farmland.
- 1.14 Rhondda Cynon Taf is the second largest Local Authority in Wales, formed in 1996 from the former Boroughs of Rhondda, Cynon Valley and Taff Ely (part). The County Borough covers an area of 424 square kilometres with a population of 231,946 (2001). The area has 75 electoral wards, of which 22 are Communities First Areas. Strategic highway links with the wider region are provided by the M4, A470 and A465. A range of bus and rail services provides public transportation links across the region.

Links to Strategies

- 1.15 Local Development Plans are intended to streamline the plan making process and promote a proactive, positive approach to managing change and development. Key aims of the new system are to speed up the preparation of the development plan, contribute towards the achievement of sustainable development, ensure plans are monitored and effectively reviewed, achieve more effective community involvement and develop plans that are more appropriate and responsive to changing local needs.
- 1.16 A key objective of the new planning system is “joining up” with plans and strategies of other organisations and agencies, especially where they relate to the development of land. In developing the Local Development Plan the Council has had regard to relevant Welsh Government, Regional and local strategies and programmes.



Welsh Government Strategies

- 1.17. The Welsh Government publishes strategies, legislation, planning policy and technical advice notes, circulars and statements that the Council takes into account in its preparing Local Development Plan. Key Welsh Government strategies include:

Environment Strategy for Wales (2006)

- 1.18 The Environment Strategy for Wales outlines the Welsh Government's long-term strategy for the environment of Wales, setting out the strategic direction for the next 20 years.
- 1.19 The purpose of the Strategy is to provide a framework within which to achieve an environment that is clean, healthy, biologically diverse and valued by the people of Wales. The Welsh Government wish to see the Welsh environment thriving and contributing to the economic and social well-being and health of all of the people of Wales.

People, Places, Futures – The Wales Spatial Plan (2008)

- 1.20 The Wales Spatial Plan Update 2008: People, Places, Futures sets out a vision for how each part of Wales should develop economically, socially and environmentally over the next 20 years. The document further develops the concept of a Capital Region and provides a more detailed context for the development of the Rhondda Cynon Taf LDP. The Wales Spatial Plan proposes distinct approaches for the three areas that make up the Capital Region. The three areas are:
- City/Coast;
 - Heads of the Valleys Plus, and
 - Connections Corridor.

- 1.21 Rhondda Cynon Taf is within the Heads of the Valleys Plus and the Connections Corridor.
- 1.22 The Spatial Plan Update identifies 14 hub settlements which it sees as vital to the success of the city-region. Included are the Rhondda Cynon Taf settlements of Aberdare, Pontypridd and Llantrisant.
- 1.23 In addition to the strategy areas and hub settlements the document also identifies three Strategic Opportunity Areas (SOA). The SOAs are centred around:
- The Heads of the Valleys Road (A465);
 - Llantrisant and North West Cardiff, and
 - St. Athan in the Vale of Glamorgan.
- 1.24 SOAs offer the potential for development to take place in a sustainable way, which will benefit the region as a whole. The strategic location of Rhondda Cynon Taf means that the County Borough has a crucial role to play in the development of all of the SOAs.

Economic Renewal: A New Direction (July 2010)

- 1.25 Economic Renewal: A new direction is the Welsh Governments Strategic Framework to economic development. It sets out a vision of making Wales 'one of the best places in the world to live and to work'. The strategy outlines the Welsh Governments five priority areas, which are Investing in high quality and sustainable infrastructure; making Wales a more attractive place to do business; broadening and deepening the skills base; Encouraging innovation and targeting support for businesses.



Regional Strategies

Turning Heads – A Strategy for the Heads of the Valleys (June 2006)

- 1.26 Turning Heads – A Strategy for the Heads of the Valleys 2020 outlines a strategy for regenerating the northern valley areas of South East Wales. In Rhondda Cynon Taf the strategy area includes Treorchy, Treherbert, Ferndale, Hirwaun, Mountain Ash and Aberdare. The objectives of the programme reflect those of the Wales Spatial Plan in seeking to ensure:
- 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, and
 - Public confidence in a shared bright future.
- 1.27 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 resulted in environmental enhancement work being undertaken along the Cynon Valley River Park. In 2007 work began on the implementation of the Ferndale Regeneration Strategy. Once complete the strategy will result in townscape and public realm improvements. In 2008, investment in Dare Valley Country Park focussed on improved visitor facilities.
- 1.28 The focus in the Heads of the Valley area will provide an excellent opportunity for the development of the northern valley area of Rhondda Cynon Taf and the initiative is fully supported by the Council. The dualling of the A465 in particular will significantly improve communication links from Rhondda Cynon Taf to West Wales and England.

Regional Waste Plan (2008) - 1st Review

- 1.29 The Regional Waste Plan (RWP) provides a long-term strategic waste management strategy and land-use planning framework for the sustainable management of waste and recovery of resources in South East Wales.
- 1.30 The aims of the RWP 1st Review are:
- To minimise adverse impacts on the environment and human health.
 - To minimise adverse social and economic impacts and maximise social and economic opportunities.
 - To meet the needs of communities and businesses.
 - To accord with the legislative requirements, targets, principles and policies set by the European and national legislation and policy framework.
- 1.31 The RWP 1st Review comprises two main elements:
- The RWP Technology Strategy which provides strategic information on the types of waste management / resource recovery facilities required in South-East Wales; and
 - The RWP Spatial Strategy, which provides strategic information on the types of locations likely to be acceptable.
- 1.32 These two elements have been developed through different processes; they tackle different issues and have been presented separately. The RWP 1st Review does not bring the two elements together in order to identify which technologies should be located at which site or in which Area of Search. The process of combining the two elements is a policy making exercise which can only be undertaken at the local level through the Local Development Plan preparation process.

Regional Technical Statement for Aggregates (2007)

1.33 The Regional Technical Statement (RTS) has been produced by the South Wales Regional Aggregates Working Party (SWRAWP). Minerals TAN1 sets an overarching objective which seeks to ensure a sustainably managed supply of aggregates (which are essential for construction), striking the balance between environmental, economic and social costs. The RTS has been formulated to help guide individual Local Authorities in South Wales on how to implement these mineral planning policies in the formulation of their individual Local Development Plan (LDP) policies and allocations.

Regional Transport Plan (2010)

1.34 The South-East Wales Transport Alliance (Sewta) is an alliance of 10 South-East Wales local authorities working with others to deliver better transport in the South-East Wales region. It is constituted as a joint local government committee.

1.35 The Transport Act (Wales) 2006 requires the consortia to produce a regional plan for transport for all modes of travel. Sewta produced an outline of the Regional Transport Plan (RTP) in January 2007. The draft RTP was published for consultation in the summer of 2008 and the final draft RTP was issued in March 2010 following release of the Welsh Government's Wales National Transport Plan (NTP). The NTP and RTPs set out how the Wales Transport Strategy (WTS) will be delivered.

1.36 Sewta's vision for the RTP is to provide a modern, integrated and sustainable transport system for South- East Wales that increases opportunity, promotes prosperity and protects the environment, where public transport, walking, cycling and sustainable freight provides real travel alternatives.

1.37 The priorities of the RTP will be to:-

- Improve access to services, facilities and employment, particularly by public transport, walking and cycling;
- Provide a transport system that increases the use of sustainable modes of travel;
- Reduce the demand for travel;
- Develop an efficient and reliable transport system with reduced levels of congestion and improved transport links within the Sewta region and to the rest of Wales, the UK and Europe;
- Provide a transport system that encourages healthy and active life styles, is safer and supports local communities;
- Reduces significantly the emission of greenhouse gases and air pollution from transportation;
- Ensure that land use development in South-East Wales is supported by sustainable transport measures; and
- Make better use of the transport system.

Local Strategies

Children and Young Peoples Plan (2008)

1.38 The Children and Young Peoples Plan for Rhondda Cynon Taf was issued in 2008. The plan is designed to meet the needs of children and young people living in our communities through collaboration with local agencies and services for children. By working in partnership with local bodies the plan will endeavour to achieve the Welsh Governments 7 core aims to ensure all children and young people:

- Have a flying start in life;
- Have a comprehensive range of education and learning opportunities;
- Enjoy the best possible health and freedom from abuse, victimisation and exploitation;
- Have access to play, leisure, sporting and cultural activities;
- Are listened to, treated with respect, and have their race and cultural identity recognised;
- Have a safe home and a community that supports physical and emotional well-being;
- Are not disadvantaged by poverty.

'Live. Grow. Aspire. Achieve', Rhondda Cynon Taf Community Strategy (2010 – 2020)

1.39 The Community Strategy sets out the vision for Rhondda Cynon Taf in 2020, with clear priorities that need to be focussed on to make that vision a reality. The Community Strategy was developed by all the partners who make up the Partnership Congress, which include the Council, other public sector agencies and the voluntary and community sectors, local businesses and residents groups.

1.40 The Rhondda Cynon Taf Congress of Partners, Local Service Board and Strategic Partnerships will work to deliver the vision for a sustainable Rhondda Cynon Taf by focusing on five core improvement themes:

- Safer Communities;
- Children and Young People;
- Healthier Adults and Communities;
- Economic Regeneration and Transport; and
- Environment and Housing.

1.41 For the Council and other public services, the Community Strategy will set the direction for our work over the next five years, with the Strategy being reviewed after five years. The vision will provide the context for all our other strategic strategies and plans, including important partnership plans (such as Rhondda Cynon Taf's Single Children's Plan) and individual organisations' plans (such as the Council's Corporate Improvement Plan).

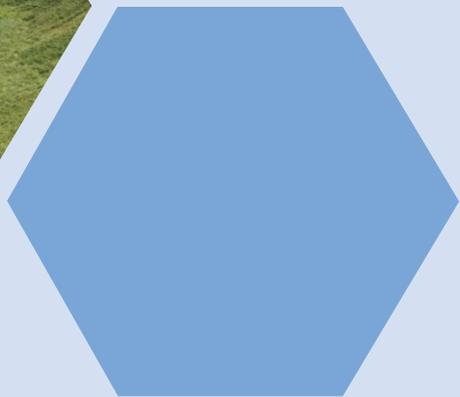
National Planning Policy and Technical Advice

- 1.42 National policy and advice in respect of spatial planning is contained in a range of policy documents, statements, and advice notes. Of particular significance are Planning Policy Wales and the Technical Advice Note series of documents. An up to date list of guidance can be found on the Welsh Government's website at www.wales.gov.uk

How to use this Document

- 1.43 The LDP contains a Core Strategy, Core Policies, Area Wide Policies, Northern Strategy Area Policies and Southern Strategy Area Policies.
- 1.44 The LDP includes a Proposals Map that is presented as 2 individual 1:15000 scale maps. The Proposals Map illustrates those areas of land, which have been specifically allocated for development or are subject to protection through the plan process. Accompanying the Proposals Map is a separate plan that illustrates constraints to development within Rhondda Cynon Taf.
- 1.45 It should be noted that the Plan does not cover those parts of Rhondda Cynon Taf which fall within the Brecon Beacons National Park.
- 1.46 The LDP should be read as a whole, many of the Plans objectives, strategies and policies are cross-cutting and inter-related. Decisions on development proposals will have regard to the relevant policies in the Plan and the requirements of National Planning Policy.





Chapter Two

Key Issues in Rhondda Cynon Taf



Key Issues

- 2.1 The key trends and issues to be addressed by the Rhondda Cynon Taf LDP have been identified following consideration of:
- 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.
- 2.2 The issues identified through this process have directly informed the development of the core strategy for the LDP.

Pre Deposit Consultation

- 2.3 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, and
 - Rhondda Cynon Taf.
- 2.4 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

2.5. The Sustainability Appraisal / Strategic Environmental Assessment (SA / SEA) scoping exercise 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.

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

Social, Economic and Environmental Baseline

2.7 In order to ensure that a robust basis was established on which to develop a spatial strategy for the LDP, a review was undertaken of key social, economic and environmental data. The review of the available data supports the issues identified through the pre deposit consultation process and the 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 trends identified are as follows:

Key Social Trends

- The resident population of Rhondda Cynon Taf mid-2007 is 233,734 persons. This population is projected to increase by 20,900 or 9% by mid-2030 (Office for National Statistics).
- The population projections for South East Wales forecast an overall increase in population of 14.7% between 2006 and 2031 to 1,631,000 persons (Welsh Government – Population Projections, 2006).
- 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).
- 72% of household completions between 1991 and 2006 in Rhondda Cynon Taf occurred in the south of the County Borough (JHLA, 2008).
- Of the 95,400 households in Rhondda Cynon Taf 52.9% are in terraced houses / bungalows, 26.2% are in semi-detached houses / bungalows and 12.3% are in detached houses / bungalows (Housing Needs Assessment, 2006).
- The most expensive housing sub-market in Rhondda Cynon Taf is in the south with the average sale of a 4-bedroom property 60% higher than a similar property in the north of the County Borough (Housing Needs Assessment, 2006).
- The County Borough has around 4000 empty properties, the majority of which are in the north of Rhondda Cynon Taf (Housing Matters – A Local Housing Strategy for Rhondda Cynon Taf, 2002-2012).
- There is a shortfall of 870 affordable housing units per annum in Rhondda Cynon Taf. (Housing Matters – A Local Housing Strategy for Rhondda Cynon Taf, 2002-2012).

Key Social Trends (cont)

- 28 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, 2008).
- The highest overall concentration of deprivation in Rhondda Cynon Taf is located in the central and northern valleys (Welsh Index of Multiple Deprivation 2008).
- The highest levels of housing deprivation in Rhondda Cynon Taf are in the central and northern valleys (Welsh Index of Multiple Deprivation, 2008).
- Rhondda Cynon Taf has more super output areas in the most deprived 10% in Wales for health deprivation than any other local authority in Wales (Welsh Index of Multiple Deprivation, 2008).
- 27% of residents in Rhondda Cynon Taf suffer with a limiting long-term illness compared with a Welsh average of just 23% (Office of National Statistics).
- The highest levels of health deprivation in Rhondda Cynon Taf are in the central and northern valleys (Welsh Index of Multiple Deprivation, 2008).
- 41% of residents in Rhondda Cynon Taf have no academic qualifications compared with a Welsh average of 33% (Office of National Statistics).

Key Economic Trends

- 73% of residents in Rhondda Cynon Taf are economically active compared with a Welsh average of 75% (Employment Land Review, 2008).
- The central and northern valleys have above average levels of people claiming Job Seekers Allowance (JSA) in Wales and the highest level of claimants in Rhondda Cynon Taf at 3.1% (Employment Land Review, 2008).
- The south of the County Borough has an above average level of economic activity and the highest number of economically active individuals in Rhondda Cynon Taf at 73% (Employment Land Review, 2008).
- In 2001 31,000 people residing in Rhondda Cynon Taf worked outside the local authority. This figure increased to 38,400 in 2004 with 19,000 of these commuting to Cardiff (Economic Development Prospects and Employment Land Implications, 2008).
- The employment structure of Rhondda Cynon Taf is dominated by three sectors 'public administration', 'manufacturing' and 'distribution, hotels and restaurants'. Together, these three account for 74% of all available jobs in Rhondda Cynon Taf (Employment Land Review, 2008).
- Between 2000 and 2006 33 hectares of employment land was developed in Rhondda Cynon Taf at an average rate of 5.5ha per annum (Employment Land Review, 2008).
- Convenience (food) sales floor space in Tesco Talbot Green, Asda Aberdare and Tesco Upper Boat are trading 26% above the companies average benchmark turnover (Retail Capacity Assessment, 2007).

Key Environmental Trends

- 45% of Rhondda Cynon Taf passes the Fields in Trust standard of 1 kilometre to the nearest sports area of over 1,000 m² (Open space Assessment, 2007).
- The highest levels of 'physical environment' deprivation (for poor air quality, flood risk and waste disposal sites) occur in the central and northern valleys (Welsh Index of Multiple Deprivation 2008).
- 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 kilograms 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).
- Rhondda Cynon Taf is important for nature conservation with significant areas of semi natural habitat and high levels of habitat diversity. There are 3 Special Areas of Conservation (SAC) at Coedydd Nedd a Mellte (part), Blaen Cynon (part) and Cardiff Beechwoods (part) and 14 Sites of Special Scientific Interest.
- Rhondda Cynon Taf has 16 conservation areas and 366 listed buildings (at the time of the preparation of the LDP).
- There are eight sites in Rhondda Cynon Taf which have potential sand and gravel resources.
- Large parts of the County Borough are located on the coal resource, with a substantial mining legacy being present.

Summary of Key Trends

- 2.8 The trends identified in this section provide a clear indication of the deep-seated social, economic and environmental factors that need to be addressed, in order to achieve balanced development across the County Borough. The factors identified provide a clear picture of the two parts of Rhondda Cynon Taf.
- 2.9 The central and northern valleys of the County Borough are experiencing:
- High levels of deprivation;
 - Dereliction compounded by a declining population;
 - Low levels of house building, and
 - Below average levels of economic activity.
- 2.10 The south of the County Borough in contrast, has experienced:
- A significant growth in population supported by high levels of house building;
 - Above average economic activity;
 - Increased access to high-level services, facilities and jobs, and
 - Development pressure because of its accessibility from the M4 and the wider region.
- 2.11 When these factors are considered across the County Borough as a whole they reveal the difficulties in managing cross-boundary relations with the M4/Cardiff and the relationship between the north and south of the County Borough. The key issues are:
- Internal and cross-boundary migration patterns;
 - The provision of services in the north and development pressure in the south;
 - Dependence on the wider region for employment and road congestion, and
 - High levels of out commuting for employment.

Aims of the LDP Strategy

- 2.12 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, whilst those areas of the County Borough showing signs of the most significant socio economic deprivation are likely to decline further.
- 2.13 In the central and northern valleys, the LDP strategy will seek to:
- Halt the process of decline by stimulating growth in the housing and employment markets;
 - Removing dereliction, and
 - Supporting services in important urban centres.
- 2.14 In the south, the strategy will seek to:
- Manage growth by balancing housing and commercial development with social and environmental considerations.
- 2.15 In accordance with the above, the LDP will provide a policy framework which:
- Seeks to address the socio-economic balance between the north and the south of the County Borough;
 - Meets the housing and employment needs of a growing population;
 - Provides a range of quality, affordable housing;
 - Brings empty properties back into beneficial use;
 - Provides a range of employment sites to meet local need, attract inward investment and assist in diversifying the employment market;
 - Reduces out-commuting by providing a range of employment and commercial opportunities in accessible locations across Rhondda Cynon Taf;
- Manages waste and provide recycling opportunities within the boundaries of the County Borough;
 - Protects the rich biodiversity and landscape of Rhondda Cynon Taf, and
 - Protects the cultural and built environment.



Chapter Three

Vision And Objectives



Vision

- 3.1 The overall vision of the Rhondda Cynon Taf LDP is derived from the vision for Rhondda Cynon Taf outlined in 'Live. Grow. Aspire. Achieve', Rhondda Cynon Taf Community Strategy (2010 – 2020), which states that:

“Rhondda Cynon Taf will be a County Borough of Opportunity. That means working together to enable individuals and communities to achieve their full potential, in terms of both their work and social life.”

- 3.2 The LDP will present an opportunity for the spatial planning system to deliver the aims and objectives of the Community Strategy.
- 3.3 The Community Strategy recognises that the successful delivery of its vision relies on a range of physical, social, economic, health, educational and related initiatives. It also recognises that the spatial planning system has a fundamental role to play in the delivery of this vision.

3.4 In order to directly support the implementation of the Community Strategy, the LDP will provide a land use framework that seeks to: -

- Build sustainable communities that ensure everyone has access to housing, jobs and essential services and that all new development is supported by necessary social and physical infrastructure. This will be achieved by focussing new growth in principal towns and key settlements;
- Ensure that Rhondda Cynon Taf achieves its potential by maximizing the advantages of its strategic location, both in terms of the Capital Region and global economy. It will also maximise opportunities for inward investment in Hirwaun and Llantrisant / Talbot Green;
- Deliver a better quality of life by ensuring our communities are vibrant, healthy and safe, provide access to a range of cultural, commercial and leisure activities and protect our natural heritage and built environment;
- Develop and protect the County Borough for future generations so that physical and natural resources are protected, the challenges of climate change are met and new development is in sustainable locations and of the highest environmental standards.

LDP Objectives

- 3.5 In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development.
- 3.6 The objectives of the Rhondda Cynon Taf LDP are to:

Sustainable Communities

1. Provide for the County Borough's overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key Settlements in the north and south of the County Borough.
2. Promote integrated communities within the Principal Towns, Key Settlements and other sustainable settlements by ensuring the development of a high quality built environment that provides opportunities for living, working and socialising for all.

Achieving Potential

3. Develop a sustainable economy in Rhondda Cynon Taf that provides a diverse range of job opportunities in locations that reinforce the roles of Principal Towns and Key Settlements in the north and south of the County Borough.

Better Quality of Life

4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of the County Borough as a whole.

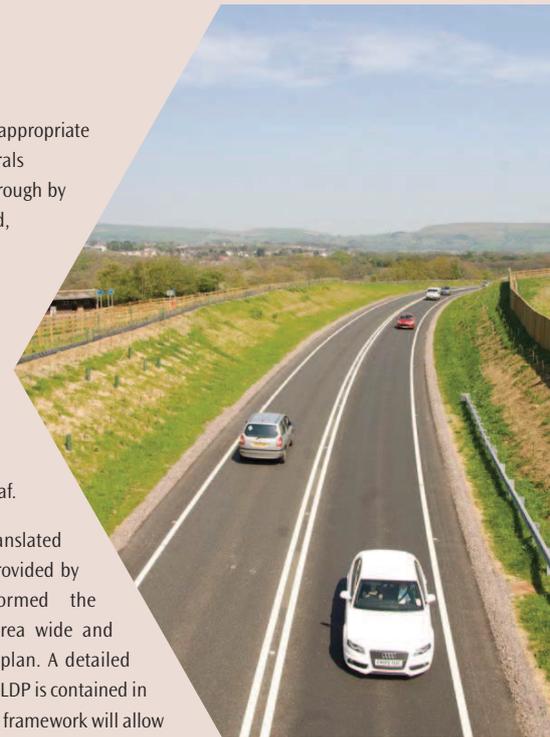
5. Provide an environment in Rhondda Cynon Taf that encourages a healthy and safe lifestyle and promotes well-being through improvement in access to green space in the north, provision of open space in the south, and the protection of recreational space throughout the County Borough.
6. Reduce the need to travel by car within Rhondda Cynon Taf by promoting residential and commercial development in the Principal Towns and Key Settlements in the north and south of the County Borough where there is a choice of sustainable modes of transport.

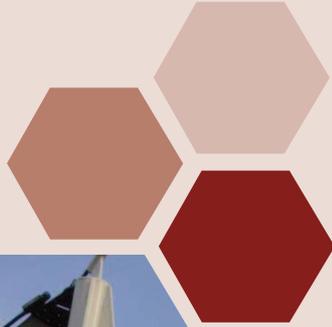
Develop and Protect the County Borough for Future Generations

7. Protect and enhance the glacial landscapes of the north, undulating countryside of south, important geological sites and the diverse and abundant wildlife habitats and native species that exist throughout Rhondda Cynon Taf.
8. Manage the effects of climate change by protecting biodiversity, focussing development away from areas in the north and south which are vulnerable to flooding, increase the supply of renewable energy from a range of sources including onshore wind energy available throughout the County Borough, by reducing energy consumption through improved design and by promoting development in the Principal Towns and Key Settlements in the north and south of the County Borough.
9. Minimise waste, especially waste to landfill, by making adequate provision for waste and community recycling facilities in Principal Towns, Key Settlements and Smaller Settlements in the County Borough in a way that meets the needs of Rhondda Cynon Taf and in accordance with the requirements of the Regional Waste Plan.

10. Promote the efficient and appropriate use of land, soil and minerals throughout the County Borough by maximising the use of land, promoting the re-use and restoration of derelict land and buildings, reuse of materials and the safeguarding of resources of local, regional and national importance where they occur in Rhondda Cynon Taf.

- 3.7 The objectives have been translated into the spatial framework provided by the LDP and have informed the development of the core, area wide and strategy area policies of the plan. A detailed monitoring framework for the LDP is contained in Chapter Seven of the Plan. The framework will allow the Council to assess the delivery of the LDP objectives over the plan period.





Chapter Four

Core Strategy and Policies

Core Strategy

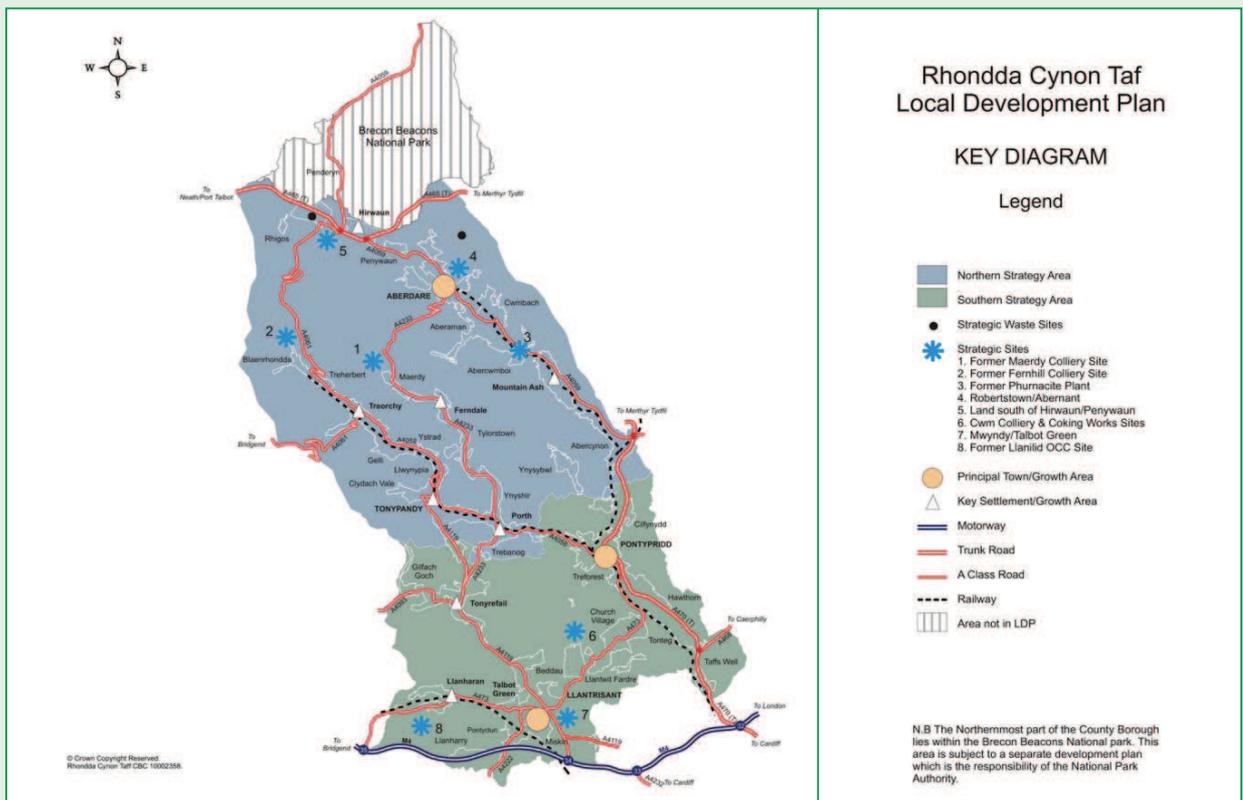
- 4.1 The Rhondda Cynon Taf LDP strategy is a hybrid strategy which provides development in locations that meet local needs whilst promoting sustainable growth. The strategy has been derived having regard to the national, regional and local policy context, social, economic and environmental factors, the availability of land suitable for development and the unique characteristics of the County Borough. The LDP strategy will provide a land use framework, which seeks to marry the delivery of new homes and services at local level with an ambitious strategy for growth intended to promote sustainable regeneration.
- 4.2 An examination of the social, economic and environmental trends within the County Borough clearly indicate that for the successful implementation of the strategy, a different policy approach needs to be taken in those areas of Rhondda Cynon Taf that are in decline and those which are experiencing growth.
- 4.3 The core strategy for Rhondda Cynon Taf will therefore advocate a different approach for development in the north and in the south of the County Borough.
- 4.4 For the purpose of the LDP the Northern Strategy Area includes Tonypany, Porth, Treorchy, Treherbert, Ferndale, Tylorstown, Mountain Ash, Aberdare and Hirwaun. The emphasis in this area is on building sustainable communities and halting the process of depopulation and decline. Development proposals in the Northern Strategy Area will provide appropriate growth to address the problems of deprivation and high levels of social and economic need.
- 4.5 Strategic road and rail links mean that the Northern Strategy Area benefits from good communication links with Cardiff, the Brecon Beacons, Neath Port Talbot and communities in the Heads of the Valleys region such as Merthyr Tydfil and Caerphilly. The location of the Strategy Area in respect of the A465 means that excellent communication links also exist with Swansea and the West Midlands.
- 4.6 The position of the Northern Strategy Area in the Capital Region means that it benefits from being part of the Heads of the Valleys Programme and within the Heads of the Valleys Road (A465) Strategic Opportunity Area (SOA).

- 4.7 The Southern Strategy Area includes Pontypridd, Llantrisant (including Talbot Green), Tonyrefail and Llanharan. In the south of the County Borough the emphasis is on sustainable growth that benefits Rhondda Cynon Taf as a whole. 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; address existing or potential capacity needs to provide necessary infrastructure and reduce the need to travel.
- 4.8 Strategic road and rail links within the Southern Strategy Area provide good communication links with Cardiff, the Vale of Glamorgan and Bridgend. The position of the Strategy Area in relation to the M4 means that there are also excellent communication links with West Wales, South West England and London.
- 4.9 As in the north, the Southern Strategy Area is part of the Capital Region and benefits from being within the Llantrisant and North West Cardiff SOA. The area also has close links with RAF St Athan in the Vale of Glamorgan.
- 4.10 Within these two strategy areas the LDP strategy will recognise the important role settlements in Rhondda Cynon Taf play in providing homes and services of both local and county importance. In order to focus growth in areas where the maximum social and economic benefits can be achieved a distinction will be made between Principal Towns, Key Settlements and Smaller Settlements. New development opportunities will be focused in 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.
- 4.11 For the purposes of the LDP strategy, Principal Towns are defined as Pontypridd, Aberdare and Llantrisant (including Talbot Green). These towns are important hubs for social and economic activity by acting as gateways for new investment, innovation and sustainable development.
- 4.12 The position of each of the towns in respect of the strategic transportation network means that these settlements are important to the promotion of regeneration in Rhondda Cynon Taf and economic growth in the wider region. Each of the Principal Towns has been identified as a 'Hub Settlement' in the Wales Spatial Plan.
- 4.13 The Principal Towns of Aberdare and Llantrisant (including Talbot Green) 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 nearby settlements of Church Village, Llantwit Fardre, Treforest and Beddau.
- 4.14 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 focal points for growth in Rhondda Cynon Taf over the plan period.

- 4.15 Whilst Llanharan and Hirwaun currently play a different role in their local areas from that of other Key Settlements, both settlements are in excellent strategic locations and are capable of assimilating significant additional residential and commercial development. Both settlements will have a major role to play in the successful delivery of the LDP Strategy.
- 4.16 In addition to the identification of Principal Towns and Key Settlements, the strategy recognises the importance of Smaller Settlements in providing a limited range of services to meet local needs. For the purposes of the LDP the smaller settlements are identified as Rhigos, Penywaun, Cwmbach, Aberaman South, Penrhiwceiber, Abercynon, Ynysybwl, Treherbert, Pentre, Maerdy, Ystrad, Tylorstown, Ynyshir and Cymmer in the Northern Strategy Area, and Glyncoch, Church Village, Efail Isaf, Beddau, Llanharry, Gilfach Goch, Cilfynydd, Hawthorn, Ton-Teg, Llantwit Fardre, Rhydyfelin, Treforest, Taffs Well and Pontyclun in the South. The exact geographical definition of the smaller settlements is shown on the proposals map.
- 4.17 A range of sites are allocated for the development of new housing, employment and retail facilities throughout Rhondda Cynon Taf. Sites have been allocated specifically to meet local needs and to promote socio-economic growth. Smaller non-strategic sites intended to meet local needs have been allocated in sustainable locations that reinforce the role of Principal Towns and Key Settlements. Non-strategic sites are allocated for development by policies in the Northern and Southern strategy areas. Large-scale Strategic Sites, which are capable of accommodating significant development, have been identified in locations that maximise the opportunities for sustainable regeneration and ensure a step change in the economy of the County Borough. Strategic Sites are allocated for development by Policy CS 3. All sites have been assessed in accordance with the Council's Candidate Site Assessment Methodology.
- 4.18 The infrastructure needs of each allocated site have been considered in discussion with service providers. The requirements for each site are detailed in Appendix 7 and the LDP Infrastructure Topic Paper. Key areas for investment have been identified in Supplementary Planning Guidance (SPG) on Planning Obligations.
- 4.19 In allocating land for development the strategy also recognises the importance of balancing the need for development with the need to protect the global and local environment. The strategy seeks to mitigate and adapt to the impacts of climate change by ensuring the efficient use of resources supporting renewable energy resources, protecting biodiversity, managing waste effectively, promoting development in accessible locations, focusing new housing away from areas of flood risk and improving energy efficiency in the design of new buildings. Equally important is the need to protect the countryside and unique landscape of Rhondda Cynon Taf from urbanisation and incremental loss.
- 4.20 A core component of the core strategy is a set of Core Policies. These policies will provide a framework for determining where existing and future residents of Rhondda Cynon Taf live, work, shop, recreate and how they travel in between. The Core Policies include only those elements essential for the delivery of the strategy.
- 4.21 The Key Diagram shown in figure 1 illustrates the core strategy and shows the extent of Rhondda Cynon Taf County Borough and the LDP area.



Figure 1: Local Development Plan Key Diagram



Risk Assessment

- 4.22 The LDP strategy will provide a land use framework, which seeks to marry the delivery of new homes and services at local level with an ambitious strategy for growth intended to promote sustainable regeneration. The delivery of the strategy depends on a number of factors including the availability of genuinely developable land, national and European policy, the operations of the global and national economy and the availability of private and public sector funding.
- 4.23 Clearly, many of these factors cannot be controlled or influenced by the LDP. Where it has been possible to do so, the Plan has sought to mitigate risk by developing a balanced strategy that will allow the development of a range of sites in a number of different locations. This approach is married to a policy framework that is flexible and able to recognise and respond to change.
- 4.24 In addition the Council will seek to maximise the opportunities to deliver the LDP by securing public sector funding through mechanisms such as single regeneration fund, transport grant and the convergence programme.
- 4.25 In order to further manage the risks associated with the plan the Council will keep under continual review those elements of the plan essential to the delivery of the core strategy. This will include the development of the Strategic Sites, the provision of land for new housing and employment, the delivery of affordable housing and improvements in the strategic transportation network. A detailed monitoring framework for the LDP is contained in Chapter Seven of the Plan. Where it is clear that the delivery of a key element of the strategy is not being achieved, the Council will review the policy context and make appropriate amendments to the LDP.



Core Policies

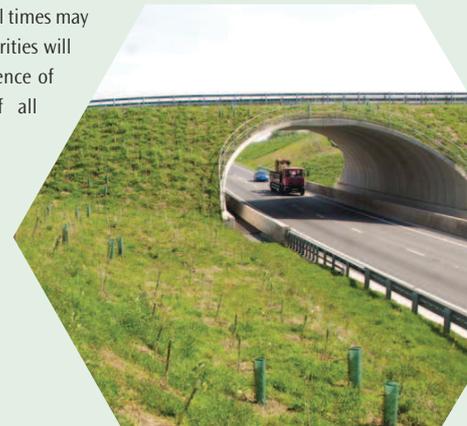
The Core Policies are as follows:

Policy CS 1 - Development in the North

In the Northern Strategy Area the emphasis will be on building strong, sustainable communities. This will be achieved by:-

1. Promoting residential and commercial development in locations which will support and reinforce the roles of Principal Towns and Key Settlements;
2. Providing high quality, affordable accommodation that promotes diversity in the residential market;
3. Ensuring the removal and remediation of dereliction by promoting the re-use of under used and previously developed land and buildings;
4. Promoting large scale regeneration schemes in the Principal Town of Aberdare and in the Key Settlements of Mountain Ash, Ferndale and Treorchy;
5. Promoting accessibility by securing investment in new roads, public transport improvements, walking and cycling;
6. Encouraging a strong, diverse economy which supports traditional employment and promotes new forms of employment in the leisure and tourism sectors;
7. Protecting the cultural identity of the Strategy Area by protecting historic built heritage and the natural environment,
8. Promoting and enhancing transport infrastructure services to support growth and investment, and
9. Reducing daily out commuting by private car and promoting sustainable forms of travel.

- 4.26 The Northern Strategy Area has suffered significant decline since the widespread closure of the collieries in the South Wales Coalfield in the mid 1980's. The Strategy Area has suffered from high indices of deprivation, unemployment, dereliction, loss of services and inevitably depopulation. A poor internal road network, low house building rates and a lack of meaningful inward investment have exacerbated the situation.
- 4.27 The Strategy Area does however, have a strong sense of community pride, many towns and villages with fine architectural history and a spectacular landscape that rivals that of the adjoining Brecon Beacons National Park.
- 4.28 The LDP will provide a policy framework that seeks to secure regeneration and create sustainable communities in the Northern Strategy Area. Through the provision of new housing, employment opportunities, improvements in accessibility and the implementation of large-scale regeneration proposals the Council will seek to halt depopulation and the process of decline.
- 4.29 The Council recognises that achieving the requirements of this policy at all times may be difficult. Decisions over priorities will be made on the basis of evidence of need and an assessment of all material considerations.



Policy CS 2 - Development In The South

In the Southern Strategy Area the emphasis will be on sustainable growth that benefits Rhondda Cynon Taf as a whole. This will be achieved by:

1. Promoting residential development with a sense of place which respects the character and context of the Principal Towns and Key Settlements of the Southern Strategy Area;
2. Protecting the culture and identity of communities by focusing development within defined settlement boundaries and promoting the reuse of under used and previously developed land and buildings;
3. Promoting large scale regeneration schemes in the Principal Town of Pontypridd and Key Settlement of Tonyrefail;
4. Realising the importance of the Principal Town of Llantrisant / Talbot Green as an area of social and economic growth;
5. Providing opportunities for significant inward investment, in sustainable locations, that will benefit the economy of Rhondda Cynon Taf and the Capital Region;
6. Reducing daily out commuting by private car and promoting sustainable forms of transport;
7. Protecting the cultural identity of the Strategy Area by protecting historic built heritage and the natural environment, and
8. Promoting and enhancing transport infrastructure services to support growth and investment.

4.30 The Southern Strategy Area has experienced considerable growth in recent years. The Strategy Area has seen significant new house building and inward investment that has transformed the economy of the area. The ability of the Southern Strategy Area to absorb further growth at existing rates, without social and environmental degradation, is being tested.

4.31 The key location of the Southern Strategy area means that it has a vital role to play in ensuring the future economic prosperity of Rhondda Cynon Taf. Economic growth however, must be carefully managed in order to ensure that the social and environmental needs of the Strategy Area are fully addressed.

4.32 The LDP will seek to manage residential and commercial growth in the Southern Strategy Area in a manner that seeks to balance the economic potential of the area with environmental capacity.

4.33 As with Policy CS 1, the Council recognises that it may not be possible to achieve the requirements of this policy at all times. Decisions over priorities will be made on the basis of evidence of need and an assessment of all material considerations.

Policy CS 3 - Strategic Sites

In order to promote sustainable growth within Rhondda Cynon Taf the following sites are allocated for the development of a mixture of large-scale residential, employment, retail and recreational purposes:

1. Former Maerdy Colliery Site, Rhondda Fach (Policy NSA4);
2. Former Fernhill Colliery Site, Blaenrhondda (Policy NSA5);
3. Former Phurnacite Plant, Abercwmboi (Policy NSA6);
4. Land at Robertstown / Abernant, Aberdare (Policy NSA7);
5. Land South of Hirwaun (Policy NSA8);
6. Cwm Colliery and Coking Works / Tyn-y-Nant (Policy SSA7);
7. Mwyndy / Talbot Green Area (Policy SSA8), and
8. Former OCC Site Llanilid, Llanharan (Policy SSA9).

Proposals for the development of the Strategic Sites must have regard to the indicative concept plans identified on the proposals map.

- 4.34. Strategic Sites are defined as being sites of 20 hectares or more, located in close proximity to the regional transportation network and which have the potential to deliver significant benefits to the County Borough.
- 4.35 Each of the Strategic Sites identified are located in a strategic position within Rhondda Cynon Taf. Three of the sites, the former Cwm Colliery and Coking Works, Mwyndy / Talbot Green and former OCC site, Llanilid, are located within the Southern Strategy Area close to the M4 and within easy access of Cardiff and the wider region. The remaining five sites are in the Northern Strategy Area, the former Phurnacite Plant, land at Robertstown / Abernant and land South of Hirwaun are located along the A470 / A4059 corridor in the Cynon Valley with the former Fernhill Colliery and Maerdy

Colliery sites, occupying strategic positions at the heads of the Rhondda Fawr and Rhondda Fach.

- 4.36. The development proposed for each of these sites by the LDP is as follows:

Site	Proposed use
1 Former Maerdy Colliery Site, Rhondda Fach	Employment (1 hectare) Informal Recreation Space
2 Former Fernhill Colliery Site, Blaenrhondda	350 – 400 Dwellings
3 Phurnacite Plant Site, Abercwmboi	500 Dwellings Employment (5.9 hectares) Informal Recreation Space
4 Land at Robertstown / Abernant	500 - 600 Dwellings Employment / Leisure (3.7 hectares)
5 Land South of Hirwaun	400 Dwellings Employment (36 hectares)
6 Former Cwm Colliery and Coking Works, Tyn-y-Nant	800-950 Dwellings Employment (1.9 hectares)
7 Mwyndy / Talbot Green Area	500 Dwellings Employment (15 hectares) Retail (23,400 m ² net) Leisure (10,000 m ² net)
8 Former OCC Site Llanilid, Llanharan	1950-2100 Dwellings

- 4.37 The location and scale of these sites presents an opportunity for significant new development to take place across the County Borough. Over the plan period the combination of development on these sites will result in the development of between 5,000 – 5,450 new dwellings, 63 hectares of employment land, 23,400m² net of new retail floor space and the provision of a significant amount of new open / green space.
- 4.38 Details of the proposed development at each of the Strategic Sites are contained in the Northern and Southern Strategy Areas of the LDP.

Policy CS 4 - Housing Requirements

In order to meet housing requirements land will be made available for the construction of 14,385 new dwellings in sustainable locations during the plan period. Provision will be met in accordance with Policy AW 1 – Supply of New Housing.

Land for the construction of between 5,000 – 5,450 new dwellings is allocated on the following Strategic Sites:-

Site	Dwellings
1. Former Fernhill Colliery Site, Blaenrhondda	350 – 400
2. Former Phurnacite Plant Site, Abercwmboi	500
3. Land at Robertstown Strategic Site, Aberdare	500 – 600
4. Land South of Hirwaun	400
5. Former Cwm Colliery and Coking Works, Tyn-y-Nant Pontypridd	800 – 950
6. Mwyndy / Talbot Green Area	500
7. Former OCC Site Llanilid, Llanharan	1950 - 2100

Land for 4025 new dwellings to meet local need is allocated in accordance with policies NSA 9 and SSA 10.

4.39 The LDP provides a framework for the development of 14,385 new dwellings in Rhondda Cynon Taf over the plan period. The figure of 14,385 is based on the application of the Welsh Government’s National and Sub National Household Projections for Wales (2006) at local level and will provide for population and household growth in Rhondda Cynon Taf. The allocation will allow for the construction of 959 dwellings per annum, this is an increase of 50% over previous build rates.

- 4.40 Uplift necessary to increase house-building rates in the County Borough will be achieved through the allocation of 5,000 – 5,450 new dwellings on the Strategic Sites allocated in Policy CS 3.
- 4.41 The construction and distribution of this number of dwellings will assist in halting the process of depopulation and ensure a stable growth in the future population. Statistical analysis and background to the dwelling requirement figure is contained in the Population and Household Projections Study (2006) and the Assessment of Housing Requirement and Delivery (2009).
- 4.42 In accordance with the guidance contained in Planning Policy Wales, the Council in partnership with the other 10 authorities in South East Wales has been involved in the process of apportioning housing land requirement for the region. The allocation identified in Policy CS 4 accords with the agreed housing apportionment for South East Wales.
- 4.43 In delivering the housing requirement identified, the strategy focuses opportunities for additional housing in sustainable locations as defined by Policy AW 2. The scale of proposals has been based on an appraisal of locations to determine 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 recognises the important role that the use of previously developed land can play in regenerating communities in Rhondda Cynon Taf. Where possible the development of brownfield land will take preference over the use of greenfield land. There are however, 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.

- 4.44 An important element of the strategy is the use of settlement boundaries to establish a settlement hierarchy. 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 however, takes a different approach to the operation of settlement boundaries in the Northern and Southern Strategy Areas. In the Northern Strategy Area, except the Principal Town of Aberdare, Policy NSA 12 provides for development both within and subject to site-specific considerations, adjacent to the defined settlement boundaries. In the Southern Strategy Area Policy SSA 13 states that development will only be permitted within defined boundaries. This approach recognises the important role that the development of small sites has played 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 settlement boundaries.
- 4.45 Proposals for the development of the Strategic Sites are contained in Policy CS 3. Details of the non-Strategic Sites are contained in Appendix 1.

Policy CS 5 - Affordable Housing

The housing requirements identified in Policy CS 4 will be expected to contribute to established community housing need by providing 1770 affordable units over the plan period.

- 4.46. Of major importance to the strategy is the delivery of affordable housing. The Local Housing Market Assessment (2006) shows that a significant proportion of the County Borough's population are unable to meet their housing needs through the private housing market. The Assessment indicates that 870 affordable units per annum need to be provided in Rhondda Cynon Taf over the period 2007-12 to meet this requirement. The LHMA comments that 'the figure of 870 represents the scale of the affordable housing problem in Rhondda Cynon Taf and not the scale of the solution. It is clear that at least in the short-term need is unlikely to be met and therefore the Council should consider a range of options to increase the supply of affordable housing.
- 4.47 Whilst the planning system will not make up this shortfall in total it will play an important role in meeting this need. Through the LDP the Council will expand opportunities to maximise the provision of affordable housing in respect of both social rented and low cost housing for sale. This will be achieved by establishing appropriate arrangements for sites, promoting the re-use / rehabilitation of existing older housing stock and allowing the development of sites solely for affordable housing in the countryside.

4.48 Whilst the Council recognises the importance of securing affordable housing, this must be achieved in a manner which balances the social, economic and environmental needs of the communities in Rhondda Cynon Taf. The findings of the Rhondda Cynon Taf Affordable Housing Viability Study (2009) make clear that such an approach would impact significantly upon the operations of the housing market and therefore the process of regeneration in the County Borough. The planning system will seek to deliver approximately 1770 affordable units over a 15 year plan period. This approach will deliver approximately 415 new affordable dwellings in the Northern Strategy Area and 1355 in the Southern Strategy Area. The delivery of affordable housing is dependent upon a number of on site and off site factors and for this reason the figure of 1700 is an indicative target.

4.49 The provision of affordable housing, by means outside the planning process, through the application of social housing grant is expected to continue over the plan period. Over the period 2004–2009 the Council has provided an average of 40 affordable dwellings per annum. Projected forward over the plan period this could generate an additional 600 affordable dwellings.

- 4.50 Further information in respect of this issue is contained in the Affordable Housing Target Background Paper (2010). Guidance in relation to the provision of affordable housing is contained in the Supplementary Planning Guidance on Affordable Housing.
- 4.51 The Council in partnership with Registered Social Landlords will seek to provide the remainder of the deficit by bringing existing under used stock back into beneficial use and through operation of social housing grant.
- 4.52 The Council recognises that securing affordable housing must be carefully balanced against other policy requirements contained in the Plan.

Policy CS 6 - Employment Requirements

In order to maximise the opportunities presented by the Capital Region and to ensure that Rhondda Cynon Taf achieves its economic potential, land will be allocated to meet strategic and local employment needs. Land for the provision of 51 hectares of new B1, B2 and B8 strategic employment development is allocated at the following locations:--

Site	Use	Size (hect)
1. Strategic Site 5: Land South of Hirwaun, and	B1, B2 & B8	36
2. Strategic Site 7: Land at Mwyndy / Talbot Green	B1	15

Land for the provision of 47 hectares of new B1, B2 and B8 local employment development is allocated in accordance with policies NSA 4, NSA 6, NSA 7, NSA 14, SSA 7 and SSA 14.

Proposals relating to policy CS 6.1 will require an assessment of Likely Significant Effect on the Blaen Cynon SAC and the features for which the site is of European importance. Proposals at CS 6.1 will be required to incorporate landscape and habitat improvements and enhancements and build on the strong public right of way network within the site.



- 4.53 The strategy recognises that in order to address some of the serious socio-economic problems in Rhondda Cynon Taf a progressive approach must be taken in the development of land for economic purposes. The LDP therefore allocates 51 hectares of land on two Strategic Sites to meet regional need and 47 hectares of land on a range of small / medium sites to meet local employment need. The approach is intended to maximise the opportunity for large-scale inward investment whilst ensuring growth in the local employment sector.
- 4.54 Through the LDP the Council will seek the development of a business environment that 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.
- 4.55 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; 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.
- 4.56 Recent studies have established that the overall supply of employment land is healthy. The current supply does not however, meet future needs, in terms of:
- Type of employment sites and units available;
 - Meeting the demand from micro-businesses;
 - The quality of office space, including town centre provision.
- 4.57 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. Where appropriate, proposals to modernise redundant sites, including the subdivision of large premises to create smaller units, will be supported. The LDP recognises the role of existing employment sites in meeting employment needs. The redevelopment and modernisation of existing employment sites to help them meet the changing employment needs of the market is fully supported.
- 4.58 In identifying different types of employment sites, the Council will ensure that a range of enterprises and employment uses can be accommodated within the County Borough over the life of the plan. It will ensure that sites are well related in relation to existing settlements and infrastructure, in order to utilise existing physical and social infrastructure, reduce the need to travel and provide job opportunities for all. additional floor space is proposed to be in the Strategic Site 7: Mwyndy / Talbot Green, where a specific need to decongest existing convenience (food) provision in the principal town centre has been identified. The remainder comprises modest proposals considered essential to strengthen the retail status of three of the key settlements, thereby minimising the need for local residents to travel for convenience (food) shopping.
- 4.59 The LDP recognises the role of Rhondda Cynon Taf in the Capital Region and that the provision of appropriate land for employment, housing and transport development is integral to the success of the wider region.

Developments such as the Dragon Film Studios in Llanharan, the proposed International Business Park near Junction 33 of the M4 and the Training Centre for the Combined Armed Forces at RAF St Athan, will have regional economic benefits. The LDP will look to support these developments and ensure that the County Borough benefits from the opportunities they will deliver. The Strategic Sites at Mwyndy and Hirwaun have the potential to make a significant contribution to the economic development of the wider region and employment allocations on these sites have been identified to support regional economic initiatives. In considering major planning applications at strategic sites which raise cross-boundary issues, the Council will consult with affected adjoining Local Planning Authorities to ensure that potential cross boundary issues are identified and addressed.

- 4.60 A range of sites have been identified throughout the County Borough to provide employment opportunities for those who do not require major employment sites. These sites will accommodate smaller-scale uses and users that require traditional industrial estate locations. Local sites will encourage new and start up-business growth and could accommodate new waste facilities.
- 4.61 There are no Simplified Planning Zones (SPZs) identified or proposed within the LDP. The Council will keep under review the desirability of introducing such a scheme for part or parts of the County Borough.
- 4.62 Details of the Strategic Sites are contained in policies NSA 4 to NSA 8 and policies SSA 7 to SSA 9. Details of each of the non-strategic sites are contained in Appendix 1.

Policy CS 7 – Retail Development

Land will be allocated for the development of between 34,400 and 36,400 m² net of new retail floorspace. Provision will be a combination of convenience goods floorspace (between 7,550 and 10,050 m² net) and comparison goods floorspace (between 24,350 and 28,850 m² net) on sites intended to meet strategic and local retail need.

Land for retail development is allocated on the following Strategic Sites:-

Site	Floorspace (m ² net)
1. Strategic Site 7: Land at Mwyndy / Talbot Green	23,400

Land for the provision of local retail development is allocated by policies NSA 17 and SSA 15.

4.63 The objective of the LDP core strategy are three fold:-

- To reduce the leakage of retail expenditure from Rhondda Cynon Taf to the wider region;
- To strengthen the role of retail centres in the Principal Towns and Key Settlements, and
- To provide retail development intended to meet local need in sustainable locations.



4.64 The Retail Capacity Assessment (2007) indicates that there is a quantitative need for 2,507m² net convenience and 21,770m² net comparison goods retail floor space in Rhondda Cynon Taf over the plan period in addition to those that are committed.

4.65 The proposed total additional net convenience (food) floorspace is between 7,550 and 10,050 m² net. The different figures reflect the options available under policy SSA 15.1. This is greater than the (tentative) quantitative need assessment of 2,507 m² net by 2021, but the absolute difference is not considered to be excessive and is considered to be justified in qualitative terms. Approximately half of the additional net floor space is proposed to be in the Strategic Site 7: Mwyndy / Talbot Green, where a specific need to decongest existing convenience (food) provision in the Principal Town centre has been identified. The remainder comprises modest proposals considered essential to strengthen the retail status of three of the Key Settlements, thereby minimising the need for local residents to travel for convenience (food) shopping.

4.66 The proposed total additional comparison (non-food) floorspace is between 24,350 and 28,850 m² net. The different figures reflect the options available under policy SSA 15.1. The largest proportion of the proposed additional floor space is in Strategic Site 7: Mwyndy / Talbot Green, in a development to be designed with the characteristics of a town centre, and limited in size to prevent unacceptable impacts on other Principal Town centres. A significant proportion of the additional comparison (non-food) floor space is in Pontypridd, either in the in-centre Riverside scheme or at the edge of

centre Brown Lenox site. Either site would enhance the retail status of the principal town centre. Another significant proportion comprises modest proposals that are considered essential to strengthen the retail status of three Key Settlements. These would meet a qualitative need to minimise travel for convenience (food) shopping.

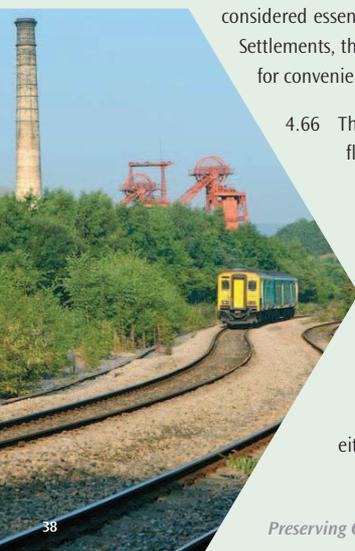
4.67 The quantitative needs identified are in addition to the those retail developments which already have planning permission but have yet to be fully implemented. These schemes include:

- Land at Riverside Retail Park, Aberdare - The site has planning permission for approximately 13,000m² net comparison (non-food) retail floorspace, and
- Land at Taff Street (Precinct Site), Pontypridd - Planning permission has been granted for 2,893m² net sales floorspace (Riverside scheme).

4.68 Proposals for edge of centre / out of town retail developments will be assessed in accordance with guidance contained in Planning Policy Wales (2010).

4.69 It must be noted that should planning permission for a site lapse before the consent is implemented, applications to renew that planning approval will be assessed against the policies in the LDP.

4.70 Proposals for the development of the Strategic Sites are contained in policies NSA 4 to NSA 8 and policies SSA 7 to SSA 8. Details of the non-Strategic Sites are contained in Appendix 1.



Policy CS 8 - Transportation

Improvements to the strategic transportation network in Rhondda Cynon Taf will be secured through a combination of the following:-

- a) The safeguarding and provision of land for the improvement of the strategic highway network, including development of:-
 1. The Gelli / Treorchy Relief Road;
 2. The Ynysmaerdy to Talbot Green Relief Road;
 3. The A4059 Aberdare Bypass Extension, and
 4. A465 Abergavenny / Hirwaun Dualling.
- b) The implementation of a strategic transport corridor management system in the following strategic corridor areas;
 1. A4119 / A473 Corridor;
 2. A470 / A4059 Corridor, and
 3. A4059 / A465 Corridor.

Provision of additional improvements in the highway network, public transport improvements and walking and cycling provision will be sought in accordance with policies NSA 20 to NSA 23 and SSA 18 to SSA 21.

4.71 The distinctive geography of Rhondda Cynon Taf has created 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.

4.72 During the plan period the following committed Transportation scheme will be completed: -

- A465 Abergavenny / Hirwaun Dualling.

4.73 In many parts of Rhondda Cynon Taf major routes continue to run through residential areas resulting in environmental and safety problems as well as leading to traffic congestion. As long as there are economic, environmental and safety problems resulting from the existing road network, a road construction programme will continue to be an essential element of the overall transportation strategy. The Council will seek to ensure that the construction of new roads is undertaken in a manner which balances the socio economic benefits with the environmental impact of construction.

4.74 The South East Wales Transport Alliance Regional Transport Plan identifies four major road schemes in Rhondda Cynon Taf as priority schemes for implementation during the period 2008 – 23. These schemes are as follows:

- Church Village Bypass (Completed);
- Gelli / Treorchy Relief Road;
- A4119 Ynysmaerdy to Talbot Green Relief Road, and
- A4059 Aberdare Bypass Extension.

4.75 Development throughout the County Borough will be directed to locations that offer a choice of modes 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. As a result, development proposals on sites capable of accommodating five dwellings or more / 1,000 m² net commercial floor space within the A4119 / A473, A470 / A4059 and A4059 / A465 Corridors will be required to contribute to the development of a strategic corridor management system, improvements to the highway network and key

junctions, public transport enhancements and park and ride / park and share provision as well as walking and cycling infrastructure. The objective of the strategic transport management system is to ensure the provision of highway improvements necessary to deliver allocated sites and to ensure that the growth proposed by the LDP has no adverse impact on the highway network. This approach will allow the Council to manage and minimise traffic growth within the County Borough and respond to change in the wider region.

- 4.76 The Council recognises that securing new highway infrastructure must be carefully balanced against other policy requirements contained in the plan.
- 4.77 Details of each of the proposed schemes are contained in Appendix 1.
- 4.78 Further guidance in respect of the identified strategic transportation corridors is contained in Supplementary Planning Guidance on Access, Parking and Circulation and on Planning Obligations.

Policy CS 9 - Waste Management

In order to meet the capacity requirements of between 12.5 and 21.7 hectares in the South East Wales Regional Waste Plan land will be made available at the regional and sub-regional level.-

Regional Sites

The following sites are identified as being able to accommodate a range of waste management options, including recycling and composting, at a regional level:-

1. Land at Bryn Pica (including land filling of residual wastes); and
2. Hirwaun Industrial Estate (in-building processes only).

Sub-regional Sites

Proposals for waste management facilities to serve sub-regional needs will be permitted within existing and allocated B2 employment sites.

- 4.79 In accordance with National Planning Guidance and the Regional Waste Plan (RWP), the Council will seek to promote the reduction, re-use and recycling of materials in order to reduce land take-up for waste facilities. The RWP estimates that the total land area required in Rhondda Cynon Taf for both regional and sub-regional new waste facilities by 2013 ranges between 12.5 and 21.7 hectares depending on the type of waste management / resource recovery facility involved.
- 4.80 Existing and allocated B2 employment sites are also considered appropriate locations for new waste facilities to accommodate the range and size of facility types identified within the RWP. The identification of allocated and existing B2 employment sites as suitable in principle for

waste management facilities, represents a substantial choice of sites compared with the maximum estimated need of 21.7 hectares of land which the RWP calculates will be required for such facilities.

- 4.81 With regard to accommodating a range of facility types of different sizes, the Employment Land Review has identified 80 existing employment sites with a B2 use. Taken together with the allocations within the LDP, it is considered that there is a sufficient range of sites available to contribute to an overall network of facilities. (Details of employment site allocations are provided in Appendix 1, part b) The location of such employment sites throughout the plan area is therefore considered sufficient to meet identified needs at a sub-regional level and will permit the provision of both open-air and in-building facilities.
- 4.82 Advances in technology and the introduction of new legislation, policies and practices mean that many in-building modern waste management / resource recovery facilities on the outside look no different to any other industrial building. On the inside, they contain industrial de-manufacturing processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation and impact.
- 4.83 In line with the Regional Waste Plan (RWP) that provision should be made for regional waste management facilities to serve more than one local authority area, 2 sites have been identified for such provision: Hirwaun Industrial Estate and land at the existing Bryn Pica Landfill Site. Both sites are well located in relation to the strategic highway network and are accessible within the plan area and to the wider region.
- 4.84 It is important that new development delivered through this LDP, recognises the issues raised by former mining uses and how they can be positively addressed through new development. Land instability and

mining legacy is not a complete constraint on the new development, rather because mining legacy matters have been addressed, the new development is safe, stable and sustainable. The aim of the LDP is on tackling such issues for the benefit of local communities.

- 4.85 In relation to CS 9.2 it is essential that all proposals for development at the site are fully informed by the constraints imposed by the nearby Special Area of Conservation (SAC) and areas of high biodiversity significance. The detailed environmental implications of any specific proposals will need to be individually assessed and, where appropriate, proposals will need to be accompanied by an Environmental Statement and Habitats Regulations Assessment. Proposals for development will be carefully assessed for their effect on the SAC and SINC.
- 4.86 The proximity of the National Park and the relationship of any new development with it will be important considerations in assessing proposals for waste-related uses under policy CS 9.2.
- 4.87 Proposals for development will be carefully assessed for their effect on the interests the National Park is designated to protect.
- 4.88 Waste management development in Hirwaun Industrial Estate will be limited to in-building facilities to minimise visual and ecological impact. Open-air waste management facilities can be accommodated at the Bryn Pica site in view of its existing use as an operating waste facility.
- 4.89 It should be noted that in identifying Hirwaun Industrial Estate as a suitable site for waste management facilities, it is not the intention that the employment uses at the site should cease. The Council will continue to support the employment use of the site and any proposals for alternative uses will be considered in accordance with AW 11.



Policy CS 10 - Minerals

The Council will seek to protect resources and to contribute to the local, regional and national demand for a continuous supply of minerals, without compromising environmental and social issues, by;

1. Maintaining a minimum 10 year landbank of permitted rock aggregate reserves throughout the plan period (to 2021), together with an extended landbank in the form of a Preferred Area of Known Mineral Resource;
2. Defining safeguarding areas for mineral resources, including coal, high quality hard rock, limestone and sand and gravel, taking into account the range, quality and extent of resources and environmental, planning and transportation considerations;
3. Where proven resources are under threat from sterilisation by necessary development, the pre-working of the mineral resource will be encouraged;
4. Ensuring that appropriate restoration and aftercare measures are incorporated;
5. Promoting efficient usage, minimising production of waste, and promoting alternatives to primary won aggregates;
6. Ensuring that impacts upon residential areas and sensitive land uses from mineral operations and the transportation of minerals are limited to an acceptable proven safe limit.

4.90 The extraction of mineral resources raises issues of wide ranging importance. Minerals impact upon all aspects of our lives, providing resources for construction, roads, energy and our household and commercial needs.

4.91 Quarrying and mining extraction can have major impacts upon the environment and landscape and yet are crucial to the nation's economy.

4.92 The LDP minerals policies will balance the need for the safeguarding of nationally, regionally and locally important mineral resources whilst considering their appropriate extraction against the potential impact of such development on residential and sensitive occupiers, the landscape and on sites of nature conservation interest.

4.93 It is important that new development delivered through the LDP, recognizes the issues raised by former mining uses and how these issues can be positively addressed. Land stability and mining legacy are not necessarily constraints to redevelopment. Once mining legacy matters have been addressed, the new development will therefore be safe, stable and sustainable.

4.94 National Planning Policy and advice relating to the supply, safeguarding and extraction of minerals are specifically outlined in Minerals Planning Policy Wales, Minerals Technical Advice Note 1: Aggregates and Technical Advice Note 2: Coal.

4.95 National guidance identifies the need to consider the effect of extraction proposals in areas of high nature conservation value, as well as within landscapes of recognised importance.

4.96 Further consideration is given as to where extraction is deemed inappropriate with regards to its effect on residential areas and other sensitive development uses. National policy in respect of aggregates, describes distances from mineral operations where residential and other sensitive use developments may not take place. These principles also apply to the restriction of aggregate extraction within these prescribed distances from settlements i.e. no Sandstone or Limestone extraction within 200

metres of settlements and no Sand and Gravel extraction within 100 metres of settlements. With regards to Coal, national policy prevents its extraction within 500 metres of settlements.

- 4.97 There is, however, some scope identified within national guidance where exceptional circumstances of a particular proposal may allow for the reduction in the above standard distances.
- 4.98 Any minerals planning applications would also be subject to a range of area wide policies and their objectives throughout the LDP. These policies include AW 4, AW 5, AW 8 and AW 10. Applications would also be considered against any site specific land allocations in the LDP.
- 4.99 'Settlements' are recognised by the LDP as those areas with identified Settlement Boundaries and other established settlements of 10 units or more (A list of these settlements without Settlement Boundaries is contained in Appendix 1, part F). Smaller settlements, other sensitive land uses and individual buildings will also be subject to national and local policy considerations.
- 4.100 A Minerals Background Paper has been prepared for the LDP to outline current and future minerals circumstances in Rhondda Cynon Taf. Further detail on the landbank process, safeguarding intentions and buffer zones, amongst other minerals issues, are set out in this Paper.





Chapter Five

Area Wide Policies



- 5.1 This chapter sets out the detailed Area Wide Policies, which in conjunction with the LDP Core Policies, the LDP strategy specific policies and national planning policies are the basis for the determination of planning applications for the development and use of land and buildings. These policies are an essential element of the Council's spatial strategy and are intended to ensure that development accords with the visual and spatial objectives of the plan.
- 5.2 Each policy is shown in bold followed by justification and expansion of the preferred policy approach. A more detailed assessment of the impact of various policy approaches is contained in the SA / SEA Environmental Report.

Policy AW 1 - Supply of New Housing

In order to meet the housing land requirement of 14,385 provision will be made for the development of between 14,936-15,386 new dwellings in Rhondda Cynon Taf during the period up to 2021. This will be met by:-

1. The allocations of this plan;
2. The development of sites in Rhondda Cynon Taf where planning permission for housing has been granted since 1st June 2006;
3. The development of unallocated land within the defined settlement boundaries of the Principal Towns, Key Settlements and Smaller Settlements;
4. The provision of affordable housing;
5. The conversion of suitable structures to provide housing; and
6. The development of land at density levels which accord with the requirements of Policies NSA 10 and SSA 11.

Residential development proposals will be expected to contribute to meeting local housing needs. Where a community housing need has been established, the local planning authority will seek the provision of affordable housing in accordance with policies NSA 11 and SSA 12.

5.3 Population projections indicate that the number of households in South East Wales will increase by 108,900 between 2003 and 2023. In order to accommodate this growth, the LDP will allocate land for between 14,936-15,386 new dwellings to be constructed throughout Rhondda Cynon Taf. In doing so policy AW1 will provide for a supply of a higher number of dwellings than required by policy CS4 in case some of the committed, allocated or other sites do not deliver the anticipated number of dwellings within the plan period. This is a high rate of growth and will result in an increase in the house building rate from 660 to 959 per annum. The construction and distribution of this number of dwellings will assist in halting the process of depopulation and ensure a stable growth in the future population. Statistical analysis and background to the dwelling requirement figure is contained in the Population and Household Projections Study (2006), the Housing Topic Paper (2007) and the housing Delivery Background Paper (2009).

5.4 The Council in partnership with the other 10 authorities in South East Wales has been involved in the process of apportioning housing land requirement for the region. The housing requirement figure in Policy CS 4 accords with the agreed housing apportionment for South East Wales.

5.5 The Joint Housing Land Availability Study (April 2007) indicates that Rhondda Cynon Taf had a residential land supply of 2,668 dwellings on large sites (10 dwellings and over) at April 2007, excluding constrained sites. In addition, 391 dwellings had been built on large sites between the LDP base date (June 2006 and April 2007). For small sites, the April 2007 study shows that 74 dwellings were built on small sites between June 2006 and April 2007. This study assumes that dwellings on small sites will be built at a rate of 660 per five years, which equates to a potential contribution of 1,848 dwellings in the 14 years from 2007 to 2021. An estimate has been made of the potential contribution of dwellings from

windfall sites, i.e. sites for 10 or more dwellings not identified at April 2007. Based on experience of the 10 years from June 1997 to April 2007, it is assumed that an average of 70 dwellings per annum will be completed on windfall sites, totalling 980 dwellings between 2007 and 2021. Conversion of existing permanent buildings within settlements such as religious, retail and community buildings and permanent buildings in the countryside such as vacant agricultural or industrial buildings are also likely to make a small contribution to overall housing during the plan period.

5.6 It must be noted that should planning permission for a site lapse, applications to renew that planning approval will be assessed against the policies in the LDP.

5.7 In order to provide sufficient land to accommodate the projected growth, the LDP will therefore provide a policy framework for the construction of new dwellings.

Capacity of large sites available 2007	2,668
Dwellings built on large sites 2006-07	391
Dwellings built on small sites 2006-07	74
Potential from small sites 2007-21	1,848
Potential from windfall sites 2007-21	980
LDP provision for new housing sites	9,025 - 9,475
Total Dwelling supply 2006-21	14,936 - 15,386

Policy AW 2 - Sustainable Locations

In order to ensure that development proposals on non-allocated sites support the objectives of the plan, development proposals will only be supported in sustainable locations. Sustainable locations are defined as sites that:-

1. Are within the defined settlement boundary or in the Northern Strategy Area, accord with Policy NSA 12;
2. Would not unacceptably conflict with surrounding uses;
3. Have good accessibility by a range of sustainable transport options;
4. Have good access to key services and facilities;
5. Do not permit highly vulnerable development and Emergency Services within Zone C2 floodplain. Within Zone C development will be permitted where it can be justified that: -
 - a) It is necessary to assist the regeneration of a Principal Town or Key Settlement including the key employment objectives, or where development involves a large brownfield site.
 - b) The potential consequences of a flooding event have been considered and found to be acceptable in accordance with national guidance and meet the definition of previously developed land.
6. Support the roles and functions of the Principal Towns, Key Settlements and Small Settlements;
7. Support the development of the 8 Strategic Sites;
8. Are well related to existing water, sewerage, waste, electrical, gas and telecommunications infrastructure and improvements to such services will be provided where necessary.
9. Where proposals relate to existing buildings in the countryside, accord with AW 9.

- 5.8 The need to ensure more sustainable forms of development, are central to the objectives of the Plan, the Preferred Strategy and the allocated sites.
- 5.9 All development sites must contribute to delivering the objectives of the Plan. Where sites are proposed for development on unallocated sites, it is essential that they meet the same sustainability criteria that were used to assess the allocated sites in the Plan. Development proposals with the potential to affect the Borough's natural heritage will be considered against AW 8. Proposals affecting green wedges will be considered against NSA 24 and SSA 22 and proposals affecting Special Landscape Areas against NSA 25 and SSA 23 as appropriate.
- 5.10 This policy will ensure that where unallocated sites come forward for development, those considered to be unsustainable locations for new development will be resisted. This policy will also provide flexibility to identify new sites for development, should they be required over the life of the Plan. Applications for Rural Enterprise Dwellings away from established settlements will be considered in accordance with Planning Policy Wales and Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010).
- 5.11 Key services and facilities include schools, local shops and services, GPs, dentists and community facilities.

Policy AW 3 – Exception Sites For Affordable Housing in the Countryside

Development proposals for the provision of affordable housing outside and adjoining the identified settlement boundaries will be permitted where it can be demonstrated that:

1. The proposed development cannot be accommodated within the defined settlement boundaries;
2. The site does not exceed 30 dwellings or 1 hectare;
3. The proposed development is solely for the provision of affordable housing to meet an identified local need;
4. The proposed development is not within a Green Wedge, Special Landscape Area or within, near or adjacent to an internationally, nationally or locally designated nature conservation site.

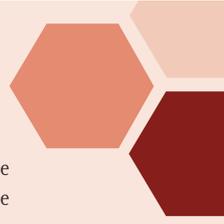
- 5.12 The aim of this policy is to allow Registered Social Landlords to provide affordable housing in areas where there is an identified local need. The Council's preference will always be for development to take place within defined settlement boundaries. However, it is recognised that factors such as the availability of land and high land values, may mean that it may not be possible to deliver affordable housing within the defined settlement boundaries.
- 5.13 In permitting the development of affordable housing in these locations, the Council will require Registered Social Landlords to demonstrate why development cannot take place within the defined settlement boundaries and that appropriate mechanisms are in place to ensure the units are secured in perpetuity.
- 5.14 Locally designated nature conservation sites include Sites of Importance for Nature Conservation, Local Nature Reserves and Wildlife Trust Nature Reserves.

Policy AW 4 – Community Infrastructure & Planning Obligations

Planning obligations may be sought where development proposals require the provision of new, improved or rely on existing services, facilities, infrastructure and related works, to make the proposal acceptable in land use planning terms. Contributions may be sought in respect of:

1. Affordable housing;
2. Physical infrastructure works;
3. Open space, sport / play space and access to natural green space;
4. Educational facilities;
5. Recreational and leisure facilities;
6. Management of Strategic Transport Corridors;
7. Public transport facilities and services;
8. Travel plan initiatives;
9. Highway infrastructure works;
10. Walking and cycling schemes;
11. Waste management and recycling;
12. Renewable energy and energy efficiency initiatives.
13. Environmental and landscape improvements;
14. Nature conservation;
15. Public Art;
16. Culture and community facilities; and
17. Any other contribution the Council considers appropriate to the development.

- 5.15 Planning obligations will be sought only where they meet the tests set out in Welsh Office Circular 13/97 and Planning Policy Wales.

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- 5.16 New development will often require new or rely on existing infrastructure, services and facilities to make proposals acceptable in land use planning terms. By ensuring that the needs of existing and future communities are fully considered, the Council will ensure that sustainable, well-designed places are created that support the needs of the community and promote well-being.
- 5.17 It is an established principle of the planning system that development should fund or contribute to the provision of infrastructure, services and facilities that new development will rely on. Planning obligations are a means by which contributions can be secured to enhance the quality of a development and help limit the negative impact development may have on local facilities, services and features. A planning obligation is a legally binding agreement entered into between a local authority and a developer. It provides a requirement for the developer to provide outlined works or services and to help mitigate any negative impacts that may arise as a consequence of the development.
- 5.18 In April 2010, Central Government introduced the Community Infrastructure Levy (CIL). The CIL introduces a tariff-based approach to the delivery of infrastructure. Following the adoption of the LDP the Council will give detailed consideration to the appropriateness of preparing a CIL plan.
- 5.19 Details of the types of obligation that may be sought by the Council are detailed in the SPG on Planning Obligations. The SPG sets out the types of contribution that will be sought, the types of development to which they will apply and the trigger points where contributions will be required.
- 5.20 The provision of the key infrastructure identified in Policy CS 8 and the social, economic and environmental infrastructure that will support the development of the 8 Strategic Sites outlined in Policy CS 3 are integral to the implementation of the Core Strategy for the LDP. Planning obligations will be sought to deliver this key infrastructure and support the delivery of the Strategy.
- 5.21 The Council will consider, where appropriate, development areas that may be larger than the application site. This will ensure that where sites are developed on a piecemeal basis, a fair and reasonable level of contribution is secured.
- 5.22 The Council recognises that contributions for the provision of social, economic and environmental infrastructure are essential to the delivery of the LDP core strategy. There will be a presumption that development will not be permitted unless appropriate planning obligations are secured. Requests for contributions will however, be carefully balanced and will only be requested where they are reasonable, realistic and necessary.
- 5.23 Proposals will be considered on a site-by-site basis. Where it is submitted that a requirement to deliver appropriate planning obligations would result in a site being economically unviable, the Council will require verifiable objective evidence of the adverse financial appraisal, taking into account any grant availability. Whilst the planning obligations sought would enhance the quality of development, if the evidence demonstrates conclusively that requiring them would result in a proposal being unviable, the Council may conclude that the benefits of the development outweigh the benefits of seeking to secure a higher quality scheme, in preference to refusing planning permission.

5.24 In respect of affordable housing the Council appreciates that in exceptional circumstances where there are significant abnormal costs associated with a development, the provision of affordable housing may make a site unviable for development, particularly if it would reduce the site's land value to below its value either in its existing use or in an alternative use that could be realistically carried on without a requirement for planning permission. Where site viability is considered to be an issue, developers will be required to provide to the Council details of:

- The acquisition price of the site and the date of that acquisition or date of an option to acquire the site;
- The current existing use value and any alternative use value;
- Projected construction costs;
- Other costs;
- The date when the housing is expected to be delivered;
- Forecast final sales value per unit; and
- The developer's reasonable profit requirement.

5.25 The Council will then use a Development Appraisal Toolkit to examine the economics of the development and determine the viability of affordable housing provision. Where the developer can demonstrate that the provision of the full affordable housing required would not be viable, consideration should be given first to equivalent off-site provision and only then to the negotiation of reduced provision on- or off-site. However, developers must recognise that the requirement is to provide affordable housing on private market sites. Whilst historic land acquisition costs may influence the owner's assessment of viability, consideration is also required to current and future land and development values to ensure that the appropriate level of affordable housing is secured at the time that the housing is to be delivered.

Policy AW 5 - New Development

Development proposals will be supported where:-

1) Amenity

- a) The scale, form and design of the development would have no unacceptable effect on the character and appearance of the site and the surrounding area;
- b) Where appropriate, existing site features of built and natural environment value would be retained;
- c) There would be no significant impact upon the amenities of neighbouring occupiers;
- d) The development would be compatible with other uses in the locality;
- e) The development would include the use of multi-functional buildings where appropriate;
- f) The development designs out the opportunity for crime and anti social behaviour.

2) Accessibility

- a) The development would be accessible to the local and wider community by a range of sustainable modes of transport;
- b) The site layout and mix of uses maximises opportunities to reduce dependence on cars;
- c) The development would have safe access to the highway network and would not cause traffic congestion or exacerbate existing traffic congestion;
- d) Car parking would be provided in accordance with the Council's Supplementary Planning Guidance on Delivering Design and Placemaking: Access, Circulation and Parking Requirements.

- 5.26 In order to assess access and transport issues fully, transport assessments will be required for development proposals on all allocated sites and where the Council considers that proposals are likely to have significant transport implications. Guidance on transport assessments is contained in the SPG on Access, Circulation and Parking.
- 5.27 The LDP will deliver major new development over the life of the plan. In addition to the eight Strategic Sites, the LDP includes proposals for significant new areas of housing, employment and commercial development. It is essential that these new developments create high quality environments, if both our and future generations are to live in communities that are attractive, liveable, inclusive, safe and enjoyable places to live.
- 5.28 In addition to larger areas of planned change, the Council recognises that smaller-scale developments cumulatively and over time, can have a significant impact upon the appearance and quality of our communities. Rhondda Cynon Taf registers approximately 2,200 planning applications per annum. By ensuring that each proposal appropriately and reasonably contributes to creating a high quality environment, the Council will ensure that all proposals contribute to creating quality places.
- 5.29 All new development should be highly accessible. Walking and cycling have an important role to play in the management of movement across the County Borough, particularly reducing the number of short trips taken by car. Developers will be required to ensure that new developments encourage walking and cycling by giving careful consideration to location, design, access arrangements, travel 'desire lines' through a development, and integration with existing and potential off-site links. Providing safe and convenient walking and cycling environments will help tackle health problems associated with physical inactivity, and social exclusion factors arising from car dependency, poor access to services and public transport facilities.
- 5.30 Encouraging the multiple uses of buildings will further reduce the need to travel and maximise the locational advantages of existing buildings, which are often at the heart of communities.
- 5.31 The provision for car parking is a major influence on the choice of means of transport and the pattern of development. The Council will seek to restrict developments that generate a high level of trips (e.g. offices, shops and leisure uses) to locations well served by public transport. Moreover, provision for parking will be reduced in line with improvements in public transport accessibility. Further guidance in respect of car parking is contained in Supplementary Planning Guidance on Access, Circulation and Parking.
- 5.32 The Welsh Government promotes the widespread adoption of Travel Plans by businesses, schools, hospitals, tourist attractions, major residential developments and other significant travel-generating uses to help ensure efficient management of the highway network and promote alternative modes of transport. The need for a travel plan will be identified early on as part of the pre-application or scoping discussions with the Local Planning Authority. Detailed guidance in respect of scope and contents of Travel Plans is contained in Supplementary Planning Guidance on Access, Circulation and Parking.
- 5.33 Key national policy and guidance in relation to climate change, flooding and sustainable buildings is contained in Planning Policy Wales, TAN 15: Development and Flood Risk (2004) and TAN 22: Sustainable Buildings (2010).

Policy AW 6 - Design and Placemaking

Development Proposals will be supported where:-

1. They are of a high standard of design, which reinforces attractive qualities and local distinctiveness and improves areas of poor design and layout;
2. They are appropriate to the local context in terms of siting, appearance, scale, height, massing, elevational treatment, materials and detailing;
3. In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, details and character of the original building, its curtilage and the wider area;
4. In the case of proposals for new and replacement shop fronts and signage, they make a positive contribution to the streetscene;
5. In the public realm and key locations such as town centres, major routes, junctions and public spaces, the character and quality of the built form is to a high standard of design;
6. They include public art;
7. Landscaping and planting are integral to the scheme and enhance the site and the wider context;
8. They include an integrated mixture of uses appropriate to the scale of the development;
9. They include the efficient use of land, especially higher-density residential development on sites in proximity to local amenities and public transport;

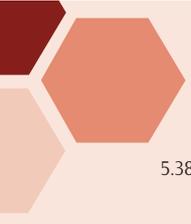
10. Open space is provided in accordance with the Fields in Trust Standards;
11. A high level of connectivity and accessibility to existing centres, by a wide range of modes of sustainable transport;
12. Schemes incorporate a flexibility in design to allow changes in use of buildings and spaces as requirements and circumstances change;
13. The development reflects and enhances the cultural heritage of Rhondda Cynon Taf;
14. The design protects and enhances the landscape and biodiversity;
15. The development promotes energy efficiency and the use of renewable energy; and
16. The design promotes good water management, including rainwater storage, sustainable urban drainage, porous paving etc.

Developers will be required to submit comprehensive masterplans for residential proposals of 50 dwellings and over; for commercial developments of 10,000m² net and over; and for schemes where the Council considers the issue of place making can only be fully considered through the submission of a masterplan. Masterplans must have regard to the need to create high quality, sustainable and locally distinct places.

- 5.34 The Council is committed to raising the standard of design on all new developments across the County Borough. The erosion of local distinctiveness is a widespread concern. Whilst very different traditional characteristics exist between the northern and southern parts of the County Borough, recent developments have often been uniform and lack any acknowledgement of these characteristics. Rhondda Cynon Taf has a strong culture and heritage and it is important that the traditional character of the County Borough is respected and enhanced through design.
- 5.35 'Placemaking' is a key element of achieving sustainable development through the creation of well-designed places, which are able to stand the test of time. These areas will have reduced dependence on cars, quality streets and spaces and the right mix of uses to help build strong communities. Rhondda Cynon Taf has an opportunity to ensure that new development achieves social, economic and environmental sustainability and to create places that are socially inclusive.

- 5.36 The creation of walkable neighbourhoods and the nature of the spaces between buildings will be primary considerations. However small, they should be useful, connected, safe and landscape designed. Well-designed site planning forms the foundation for good architecture. The Design and Placemaking policy will complement the positive approach to energy efficiency and conservation measures in both the location and design of new developments.
- 5.37 Open spaces, whether formal sports areas, informal public open spaces or natural green spaces, have been acknowledged as playing a significant role in improving and maintaining peoples physical and mental health and well-being. This is of particular importance in Rhondda Cynon Taf, given the identified health problems across the County. New or improved open spaces and more accessible natural green spaces will serve as valuable recreational assets to local communities and may encourage people from outside the community to visit the area. With regard the provision of formal play space, the Council will require new developments to meet the Fields in Trust standards.



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- 5.38 The identified Strategic Sites are a key element of the LDP Strategy and their delivery will have significant benefits to all communities in Rhondda Cynon Taf. To ensure that best use is made of these sites and high quality sustainable development is delivered; the Council has prepared a Concept Statement for each, setting out the key elements of spatial form, required mix of uses and design principles. These Concept Statements will form the starting point for developers in the preparation of the required Masterplans for the sites. Where appropriate development should address the legacy of any former uses including in relation to ground stability.
- 5.39 Residential sites of 50 dwellings and over and commercial proposals of 10,000m² net and over will have the potential for considerable impact at County Borough level. The Council is keen to ensure that best use is made of these sites and a high quality development is achieved. Accordingly, a masterplan led approach to new development will be required for developments of this size.
- 5.40 Detailed guidance in respect of place making, site planning, design and master planning is contained in Supplementary Planning Guide (SPG) on Design and Place Making.
- 5.41 The impact of smaller scale development and its effect on the character and appearance of an area is equally important. Rhondda Cynon Taf registers an average of 1000 householder planning applications every year. In many parts of the area, both the impact of individual alterations to dwellings and the cumulative impact of developments within an area have had a considerable impact upon the character and appearance of communities. This impact is further compounded in parts of the area, where the distinct topography results in even small-scale householder development being highly visible over considerable distances.
- 5.42 The Council recognises the desire of occupants to stay within communities by adapting and upgrading their dwellings as their life style and personal needs change. However the changes must be balanced against the manner in which works to existing properties both individually and collectively, have an effect on the character of an area. It is important in the interests of good design and to safeguard the character of an area, that such extensions are well designed, in relation to the main building and the general street scene. Extensions should be subservient to the original building and where possible significant alterations and extensions should be confined to the rear and side elevations.
- 5.43 Detailed guidance in respect of householder applications is contained in the Design Guide for Householder Development SPG.
- 5.44 The success of Rhondda Cynon Taf's commercial centres, including those within the Principal towns and Key Settlements, is crucial to the delivery of the objectives of the LDP. Shop fronts and commercial frontages are an essential element of the commercial activity of Rhondda Cynon Taf's town and local centres and there is constant pressure to update and modify them. If the visual quality of the area's shopping streets is to be enhanced, well-designed shop fronts built with good quality materials are essential. Design, proportion and scale of the shop front relates to both the building itself and to adjoining buildings. In sensitive locations such as Conservation Areas corporate styles may be unacceptable.
- 5.45 Rhondda Cynon Taf has a strong cultural heritage and the Council is keen to ensure that new developments continue to add to the cultural fabric of the area. In considering proposals for public art as part of development schemes, the Council will seek artist commissions that add cultural value to the architecture, landscape design and sense of place. Public art may be integrated with the built or natural environment of the site. Where the

Council has an adopted strategy incorporating public art, it may negotiate contributions to or the provision of, off-site installation of public art in public spaces to support these wider initiatives.

- 5.46 Further guidance in respect of shop fronts and public art is contained in the SPG on Design and Place Making.
- 5.47 The Welsh language is integral to the identity, culture and history of Wales. Whilst Rhondda Cynon Taf does not have a large Welsh speaking population as found in other parts of the Country, the Council is keen to ensure that the spatial planning system protects and enhances Welsh culture and language where possible.
- 5.48 It is considered that there is currently no need for a specific LDP policy for the Welsh language. The aims of protecting and enhancing the culture and heritage of the area can be secured through design and placemaking and other policies in the LDP, such as the Protection and Enhancement of the Built Environment and Community Infrastructure. The Council will also require that development proposals for the 8 Strategic Sites demonstrate how the interests of Welsh culture and where appropriate language has been integrated into proposed schemes.

Policy AW 7 - Protection and Enhancement of the Built Environment

Development proposals which impact upon sites of architectural and / or historical merit and sites of archaeological importance will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

Development proposals which affect areas of public open space, allotments, public rights of way, bridleways and cycle tracks will only be permitted where it can be demonstrated that :-

1. There is a surplus of such facilities in the locality, or;
2. The loss can be replaced with an equivalent or greater provision in the immediate locality; or
3. The development enhances the existing facility.

- 5.49 The historic built environment and the man made features of archaeological, historic or architectural interests are integral to the quality of the County Borough's environment. They are unique to Rhondda Cynon Taf and trace the development of the area over time. Areas of recognised architectural and / or historical merit or sites of archaeological importance include listed buildings and conservation areas and their settings, registered historic landscapes and historic parks and gardens and their settings; and archaeological remains. The Plan area has 86 scheduled ancient monuments, 366 listed buildings buildings (at the time of the preparation of the LDP), 16 conservation areas, 1 registered historic landscape and 5 registered historic parks and gardens, all of which contribute to the rich and diverse nature of the area. Over the plan period, the Council will, where appropriate, seek to implement enhancement and management schemes to improve the character, quality and appearance of these recognised heritage features.

- 5.50 In addition to these formally recognised buildings and areas, there are individual buildings, groups of buildings and features, which whilst not subject to formal recognition, make an important contribution to the character and appearance of local communities. This policy will be used to ensure that these important features are protected and enhanced.
- 5.51 Public open space includes all land that is available for use by the public for informal and formal recreational and leisure use. Public open space provision in Rhondda Cynon Taf includes a range of urban and country parks, common land, community sport and recreation grounds and facilities and children's play areas. It is recognised that all these spaces play a key role in Rhondda Cynon Taf, given its largely urban population, providing important facilities, which offer the opportunity to improve the health and well-being of residents. Public open space in Rhondda Cynon Taf lies both within and outside of the settlement boundaries and as such has the potential to come under significant pressure for development. This policy will protect important public open space from unacceptable development and retain it for use by the communities they serve.
- 5.52 The County Borough has approximately 2,000 individual paths with a total length of 743km, of which, 646km are footpaths, 82km are bridleways and 15km are by-ways open to all traffic. There are also 50 km of off-road cycle tracks. The built form of the County Borough means that most people have good access to the rights of way and bridleways network and subsequent open countryside. This ready access helps promote health and well-being in the community, by providing an opportunity for all sectors of the population to access the countryside for recreational purposes. In order to ensure that the good standard of access to the countryside is maintained, the Council will seek improvements to existing public rights of way and cycle tracks where appropriate. These improvements will include the provision of additional routes, improvements for users with disabilities, restoration and maintenance.
- 5.53 The provision of allotment gardens within or adjacent to urban areas is part of the traditional make up of Rhondda Cynon Taf. The Council currently owns and manages 60 allotment sites, with many more sites in private ownership. Allotment space provides many members of the community with an opportunity to take beneficial exercise, in the open air and produce a supply of healthy food. This is particularly important in deprived communities. The location of these sites, within or adjacent to settlement boundaries, means that land is inevitably under pressure for alternative uses. The Council will resist the redevelopment of these sites for alternative uses unless the requirements of the policy are met. Where it is proposed to develop land used as statutory allotments for purposes other than as allotments, the consent of the National Assembly for Wales is required under Section 8 of the Allotments Act 1925.

Policy AW 8 - Protection And Enhancement Of The Natural Environment

Rhondda Cynon Taf's distinctive natural heritage will be preserved and enhanced by protecting it from inappropriate development. Development proposals will only be permitted where:-

1. They would not cause harm to the features of a Site of Importance for Nature Conservation (SINC) or Regionally Important Geological Site (RIGS) or other locally designated sites, unless it can be demonstrated that:-
 - a) The proposal is directly necessary for the positive management of the site; or
 - b) The proposal would not unacceptably impact on the features of the site for which it has been designated; or
 - c) The development could not reasonably be located elsewhere and the benefits of the proposed development clearly outweigh the nature conservation value of the site.
2. There would be no unacceptable impact upon features of importance to landscape or nature conservation, including ecological networks, the quality of natural resources such as air, water and soil, and the natural drainage of surface water.

All development proposals, including those in built up areas, that may affect protected and priority species will be required to demonstrate what measures are proposed for the protection and management of the species and the mitigation and compensation of potential impacts. Development proposals must be accompanied by appropriate ecological surveys and appraisals, as requested by the Council.

Development proposals that contribute to the management or development of Ecological Networks will be supported.

- 5.54 Rhondda Cynon Taf is an area with a rich and diverse natural environment. There are three Special Areas of Conservation at Blaen Cynon, (part), Cardiff Beechwoods (part) and Coedydd Nedd a Mellte (part) and 14 Sites of Special Scientific Interest (see Appendix 2). In a Wales context, the County Borough is of particular importance with over 20% of the area being classified as Priority Habitat and the extent and diversity of semi-natural habitat, is very high. The Welsh Government is committed to halting biodiversity loss by 2010. The policy aims to protect and enhance the diversity and abundance of these wildlife habitats and the native species that depend on them. Planning proposals that affect internationally and nationally designated sites will be assessed in accordance with National Planning Policy.
- 5.55 For the purpose of the policy, locally designated sites comprise of Sites of Importance for Nature Conservation (SINC), Local Nature Reserves and Wildlife Trust Nature Reserves and Regionally Important Geological Sites (RIGS).
- 5.56 Where development is permitted, planning conditions and / or obligations will be used to protect or enhance the natural heritage. Where the benefits of development outweigh the conservation interest, mitigation will be required to offset adverse effects (including negative effects on adjacent land). To ensure that there is no reduction in the overall nature conservation value of the area or feature, compensation measures designed to conserve, enhance, manage and, where appropriate, restore locally distinctive natural habitats and species should be provided. Further information on planning obligations and nature conservation is contained in TAN 5: Nature Conservation and Planning (2009) and the SPG on Nature Conservation.

- 5.57 Locally distinctive landscape features, including trees, woodland, hedgerows, river corridors, ponds, wetlands, stone walls, ffridd and species rich grassland, green lanes, peat bogs, heathland and common land are also important for biodiversity. The Welsh Government has produced a list of habitats and species of principal importance for the conservation of biodiversity in Wales. 24 priority habitats and a large number of priority species (>114) on this list are known to occur in Rhondda Cynon Taf. These will also be protected in line with this policy.
- 5.58 It is important to maintain and enhance ecological networks of natural and semi-natural habitats that have a high degree of connectivity. Small, isolated populations of species are more vulnerable to extinction than populations that can disperse and interbreed with other populations. The effects of climate change are likely to increase local extinctions among small isolated populations. The Habitat Regulations require planning policies which conserve features of the landscape that are of major importance for wild flora and fauna, including those linear features that are essential for the migration, dispersal and genetic exchange of wild species. Interpretation of this policy should have regard to relevant studies that identify important areas for ecological connectivity. At a regional level (SE Wales), there are two ecological network studies currently underway (2008). Locally, the Cynon Valley River Park strategy has identified important ecological networks as part of a broader study (see NSA 26). The presence of protected species is a material planning consideration and development proposals must be informed by appropriate survey and appraisal.
- 5.59 The Council has prepared Supplementary Planning Guidance on Nature Conservation which includes further information in support of the policy, detailed criteria for site designation and the procedure to be followed in considering planning applications.

Policy AW 9 - Buildings in the Countryside

In the case of the alteration, renovation or conversion of existing buildings outside the defined settlement boundaries for residential, employment, community or tourism uses, development proposals will be supported where:-

1. The existing building is structurally sound or is capable of being made so without substantial major external alteration or reconstruction;
2. In the case of residential use, it can be demonstrated that there are no viable alternative uses to secure the retention of the building and that the building is of architectural and / or historical merit.

- 5.60 Buildings in the countryside are important to the overall landscape character and quality of the County Borough. The Council will support the re-use of buildings where they are structurally sound and the works required to accommodate the new uses, including the effect of any access works on hedges and walls, are in scale with the building and wider landscape. Where the conversion of a building to residential use is proposed, the Council will consider carefully the architectural and / or historic merits of the building. Not all buildings make a positive contribution to the character and quality of the countryside and are not necessarily worthy of retention. All planning applications for the alteration, renovation or conversion of buildings in the countryside must be accompanied by an appropriate ecological survey.

- 5.61 Where significant alteration in the character of the existing building is proposed, or where the buildings are so derelict that substantial or complete rebuilding is required, this will be treated as a new development in the countryside.
- 5.62 The character of new works could be traditional or contemporary provided they are rural in character and compatible with the existing character of the building. When converting rural buildings the presence of bats and owls may be an issue and must be thoroughly investigated. Design revisions may be required as a result of relevant investigations. Appropriate “community uses” include village halls, religious uses and community centres. Retail uses would not be permitted under AW 9.

Policy AW 10 - Environmental Protection and Public Health

Development proposals will not be permitted where they would cause or result in a risk of unacceptable harm to health and / or local amenity because of:-

1. Air pollution;
2. Noise pollution;
3. Light pollution;
4. Contamination;
5. Landfill gas;
6. Land instability;
7. Water pollution;
8. Flooding;
9. Or any other identified risk to the environment, local amenity and public health or safety

unless it can be demonstrated that measures can be taken to overcome any significant adverse risk to public health, the environment and / or impact upon local amenity.

- 5.63. Pollution may cause significant damage to human health, quality of life and residential amenity, as well as impact upon both the natural and built environment. This policy will ensure that developments that would result in unacceptably high levels of noise, light, water and / or air pollution are located away from residential areas and other sensitive uses. The policy will also ensure that new development is not located in close proximity to existing sources of pollution. Amenity is defined as the pleasant or satisfactory aspects of a location, or features which contribute to its overall character and the enjoyment of residents or visitors.
- 5.64 In November 2007, the Council declared eight Air Quality Management Areas (AQMA), two in the Northern and six in the Southern Strategy Area. The 8 AQMAs are shown on the constraints map and are subject to regular review. Where the Council considers a development may impact upon an existing AQMA or may exacerbate an existing problem, the submission of an assessment setting out the impacts of the development on air quality and outlining appropriate mitigation measures may be required.
- 5.65 The environment includes the water environment. Climate change, increases in population and changes in lifestyle have all had an impact upon the water environment and the pressures upon it. Climate change will affect the amount of rain that falls, it will impact upon river flows, replenishing of groundwater, the quality of water available and incidents of flooding, particularly localised flash flooding. The demands and pressures on water resources will also change. The approach to the protection of the water environment will need to take into account the quality and quantity of the local water resource and how both will impact upon the wider environment. Such impacts are to prevent further deterioration of aquatic ecosystems, associated habitats, fisheries, promoting the sustainable use of water and controlling water abstractions.

Policy AW 11 - Existing Employment and Retail Uses

Development proposals promoting alternative uses for existing employment sites and retail units identified within the defined retail centres, will be permitted where:-

Employment Sites and Retail Units

1. The site is not identified by policies NSA 7, NSA 14, NSA 17, SSA 7, SSA 8, SSA 9, SSA 14 and SSA 15 of this plan; (Allocating policies);
2. The retention of employment sites for employment purposes and retail sites for retail purposes has been fully explored without success by way of marketing for appropriate employment / retail purposes at reasonable market rates for a minimum of 12 months.

or

3. The redevelopment of derelict, unsightly, underused and vacant land / premises for alternative uses will have significant regeneration benefits;

Retail Units

4. Within the identified primary retail frontages, the proposal accords with policies NSA 19 and SSA 17 of this plan;

Employment Sites

5. In the case of employment sites:
 - a) A land bank of employment sites suitable to accommodate a range of employment uses across the plan area is maintained; AND
 - b) The proposed alternative use would not prejudice adjoining employment land; OR

- c) The proposed use is for a sui generis use, which exhibits the characteristics of B1, B2, and B8 uses and which could appropriately be accommodated on an employment site; or
- d) The proposed use is a small, ancillary use which falls outside the B-Class uses but which supports the wider function of an employment site without affecting the integrity of the sites.

- 5.66 Whilst recognising that employment sites can be a scarce and valuable resource, it is acknowledged that some existing sites are no longer suited to the needs of the modern economy and may become redundant over the life of the plan. The policy aims to provide flexibility for the appropriate re-use of sites that are no longer required for employment purposes by providing a basis for assessing proposals for other uses on existing land in industrial / business use.
- 5.67 The Council will closely scrutinise the evidence put forward to demonstrate that sites are no longer required for employment purposes and will consider short and medium scale demand. In most cases a 12 month marketing period will satisfy the Council. Where the loss of an employment site is considered to have significant implications for the Council's land bank, through for example the loss of a major employment site, a longer period of marketing of up to 2 years may be required. Such instances will be limited and developers are advised to contact the Council to discuss the likelihood of an extended marketing period, which will be required for individual sites.

5.68 In exceptional circumstances; where the Council considers the regeneration and / or amenity benefits of an alternative use significantly outweigh the retention of the site for employment or retail use, a 12 month marketing exercise may not be required.

5.69 The maintenance of a land bank of sites, particularly where growth sectors can be accommodated, is vital to the success of the County Borough's economic development. In considering alternative uses on employment sites, the Council will ensure that an adequate range of sites – in terms of location, size and potential use – is maintained within the plan area. Small, ancillary uses which fall outside the B-Class uses, which support the wider function of employment sites and do not affect the integrity of these sites, may be permitted. Examples include cafés and crèches. Subject to the waste policies of this plan, employment sites are considered suitable to accommodate waste facilities. Sui generis uses likely to be considered acceptable on appropriate employment sites include such uses as car show rooms, builder's merchants, haulage yards and cash and carry warehouses.

5.70 The Retail Centres and the shops located within them are vital to the communities they serve. They provide convenience shopping in accessible locations and within walking distance of large sections of the community. Without them, people would be required to travel longer distances to buy basic provisions. Those less mobile, due to age, health or lack of access to transport would be significantly disadvantaged. It is therefore vital that these retail centres are protected, their improvement encouraged and the provision of new shops in appropriate locations supported.

5.71 It is acknowledged that over the life of the plan, that some retail units within the retail centres will become redundant. Vacant units can have significant impacts on the appearance and amenity of an area and can harm wider regeneration objectives. This policy will ensure that there is flexibility to consider the appropriate re-use of these units, but only after close examination of the evidence put forward to demonstrate that these units are no longer required for retail purposes.



Policy AW 12 - Renewable & Non-Renewable Energy

Development proposals which promote the provision of renewable and non-renewable energy such as schemes for energy from biomass, hydro-electricity, anaerobic digestion, on-shore oil and gas and small / medium sized wind turbines, will be permitted where it can be demonstrated that there is no unacceptable effect upon the interests of soil conservation, agriculture, nature conservation, wildlife, natural and cultural heritage, landscape importance, public health and residential amenity.

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

- 5.72 The provision of electricity from renewable sources, coupled with energy efficiency and conservation measures, are key elements of the UK energy policy and have the potential to make an important contribution to meeting the challenges of climate change. Proposals that encourage the harnessing of renewable energy from a range of sources including biomass, anaerobic digestion, wind farms and small hydro schemes, will be supported. In considering proposals, the need to harness energy from renewable sources will be carefully balanced with the impact on local communities, the landscape and ecological interest.
- 5.73 In determining proposals for the generation of hydro-electricity, the issue of flooding will be an important consideration. With regard to anaerobic digestion, in order to protect residential amenity proposals will only be permitted on industrial estates where the predominant use falls into class B2 of the Town and Country Planning Use Classes Order (1987) or on existing waste disposal sites. Small scale digestors, for example on farms utilising their own waste, may be exempt from this requirement.
- 5.74 In considering small / medium sized wind turbine proposals, it will be necessary to demonstrate that the scheme would not constrain the generating capacity of the refined strategic search area for large scale wind farm developments.
- 5.75 For the purpose of this policy, small wind turbine developments are classed as:-
- Very small low voltage DC wind generators;
 - Small wind turbines (under 20 kW), and
 - Small clusters (no more than 3) of larger wind turbines (up to 1.5 MW).
- Community based schemes of no more than 5 MW capacity. Proposals for community based wind farms will need to be accompanied by clear evidence of community ownership or community benefit from the scheme.
- 5.76 Medium wind turbines are classed as those with a generating capacity of between 5 and up to 25MW. These developments are often associated with urban / industrial brownfield sites.
- 5.77 In all cases of renewable energy related development, applicants may be required to enter into and implement appropriate land management agreements.
- 5.78 Further advice on renewable energy related development is contained in Supplementary Planning Guidance on Renewable Energy.
- 5.79 Opportunities for extracting Coal Bed Methane exist across Rhondda Cynon Taf. In view of their special characteristics, they will be treated on merits of individual cases and therefore not safeguarded. Unlike other minerals, surface development should not sterilise their future extraction. National Planning Policy in relation to coal bed methane extraction is set out in Minerals Planning Policy Wales.

Policy AW 13 - Large Wind Farm Development

Proposals for wind farm developments of 25MW and over or capable of accommodating 25MW or over will be permitted where it can be demonstrated that the proposal:

1. Is within the boundary of the strategic search area;
2. Is sited on a predominantly flat, extensive area of upland;
3. Is located a minimum of 500 metres away from the nearest residential property unless it can be demonstrated that locating turbines closer to residential properties will have no unacceptable impact on human health;
4. Will not because of its siting, scale or design have an unacceptable effect on the visual quality of the wider landscape;
5. Will minimise any loss of, and where possible enhance public accessibility to the countryside.
6. Will not cause unacceptable impact on, and where appropriate will enhance, sites designated for their international, national or local nature conservation value.
7. Will protect the natural beauty and special qualities of the Brecon Beacons National Park.

Where development proposals are acceptable applicants will be required to enter into and implement appropriate land management agreements.

- 5.80 Technical Advice Note (TAN) 8: Renewable Energy (2005) identifies 7 Strategic Search Areas (SSA) in Wales, capable of accommodating large (>25MW) wind power developments. SSA F “Coed Morgannwg” is located within the administrative boundaries of Neath Port Talbot, Bridgend and Rhondda Cynon Taf. TAN 8 identifies an indicative generating capacity for this area of 290MW.
- 5.81 The area of SSA F within Rhondda Cynon Taf is located predominantly in the Northern Strategy Area. SSA F includes large upland areas of the Rhondda Fawr, Rhondda Fach and Cynon Valley.
- 5.82 In accordance with the requirements of TAN 8 the Council, in partnership with the two adjoining authorities in SSA F, undertook a strategic study intended to refine the SSA and to identify the best areas for wind farm development sufficient to meet the TAN 8 target, having regard to landscape, environmental and technical factors. The Council intends to refine the TAN 8 area at a future stage through further technical work.
- 5.83 Land management agreements should include details of access arrangements. They should also include details of the management of land for nature conservation, water and carbon storage.
- 5.84 Although much of the SSA F area is within forestry plantation, the underlying soil frequently contains areas of deep peat. These areas, which are important for nature conservation and water storage, are significant ‘carbon sinks’. The design of windfarms and their associated infrastructure will need to take this into account to ensure that overall the development contributes to reducing and not increasing carbon emissions.

- 5.85 The unrefined SSA F boundaries and further guidance on wind farm developments is contained in Supplementary Planning Guidance on Renewable Energy.
- 5.86 The Council will assess issues of noise from windfarms in accordance with "The Assessment and Rating of Noise from Wind Farms" (ETSU-R-97) report.

Policy AW 14 - Safeguarding of Minerals

The following mineral resources shall be safeguarded from any development which would unnecessarily sterilise them or hinder their extraction.

1. The resources of Sand and Gravel, as listed below and shown on the proposals map, will be safeguarded from development.
 - a) Llanilid, East of Felindre Road
 - b) Brynsadler, North of Llanharry Road
 - c) South of Tylegarw, Pontyclun
 - d) Ceulan Farm, Miskin
 - e) Pant Marsh, Talbot Green
 - f) Llantrisant and Pontyclun golf course
 - g) Rhiwsaeson Road, Cross Inn
 - h) Heol y Creigiau, Rhiwsaeson
2. The resources of Sandstone, as shown on the proposals map, will be safeguarded from development.
3. The resources of Limestone, as shown on the proposals map, will be safeguarded from development.

4. The resources of Coal, as shown on the proposals map, will be safeguarded from development. This safeguarding area will exclude internationally and nationally designated nature conservation sites and established settlements of 10 units or more (as identified in Appendix 1F).
5. The Limestone and Sandstone quarries at Forest Wood, Hendy and Craig yr Hesg, will be further safeguarded from development that would adversely affect their operations by 200 metre buffer zones as shown on the proposals maps.

The above safeguarding areas will safeguard the mineral resources up to identified settlement boundaries.

- 5.87 The identification of safeguarding areas for the above minerals in Rhondda Cynon Taf does not carry any presumption that planning permission would be granted for their extraction. Prior-extraction is not always feasible, but with better pre-planning, it should be more generally possible than in the past. Where it can be achieved, it can represent a truly sustainable approach to development, good application of the proximity principle and husbanding of resources.
- 5.88 There are also significant constraints to the extraction of the minerals from within these identified safeguarding areas. These constraints are raised in Policy CS 10 through reference to National and other LDP policy. These include firstly the proximity to residential areas and designated sites of landscape and nature conservation. These designations are identified in the LDP Proposals and Constraints Maps, with other policies within the LDP affecting their extraction.

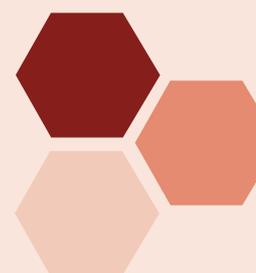
There are also areas within the safeguarding zones that have been previously worked, where the quality and extent of the remaining mineral may not require their safeguarding. Further investigation in these locations would be required.

- 5.89 Strategic work is currently being undertaken to identify the quality of resources of minerals throughout Wales, and in particular Rhondda Cynon Taf, where the current safeguarding zones are considerably widespread. This is in order to consolidate the resources that have the greatest importance for future safeguarding.
- 5.90 Permanent development and land uses that would be considered unsuitable within the safeguarding area would include residential development, hospitals and schools, or where an acceptable standard of amenity should be expected.
- 5.91 The Council recognises the need to consider alternative sources of sand and gravel rather than continuing to rely on marine dredged sources to support future economic development in Wales. These resources are generally located in small pockets across the southern edge of the County Borough.
- 5.92 Pennant sandstone covers approximately 70% of the surface area of Rhondda Cynon Taf. The deposits are generally centrally located running north to south. Previous studies to establish the quality of the deposits and refine the potential safeguarding areas to the most important deposits, have determined that their quality was in the main remarkably uniform.

5.93 Deposits of the high purity limestone in Rhondda Cynon Taf are confined to small areas close to the M4, with the slightly broader outcrop of carboniferous limestone cutting through and adjoining it to the south.

5.94 The proposals map shows the primary and secondary coal resource areas (as identified by the British Geographical Survey) as one safeguarding zone, as they both benefit from the same safeguarding considerations. The primary resource includes the thicker, closely spaced coals, with the secondary resource area having thinner, more widely spaced coals. These areas are mainly located on the edges of the South Wales Coal Field, in the southern and northern areas of Rhondda Cynon Taf.

5.95 A Minerals Background Paper has been prepared for the LDP to outline current and future minerals circumstances in Rhondda Cynon Taf. Further detail on the landbank process, safeguarding intentions and buffer zones, amongst other minerals issues, are set out in this Paper.



Policy AW 15 – Gypsy and Travellers

Proposals for the use of land for the stationing of caravans occupied by Gypsies, Travellers and Travelling Show People will be permitted where it can be demonstrated that the proposed development:

1. Cannot be accommodated on the site allocated by policy SSA 26;
2. Is reasonably related to local services;
3. Where possible is located on previously developed land;
4. Includes sufficient space for parking and manoeuvring of all vehicles associated with of all vehicles associated with the occupiers within the site curtilage;
5. Is provided with adequate on-site services for water supply; power; drainage; sewage disposal; and waste disposal facilities;
6. Does not adversely affect surface or ground water resources.

5.96 The Draft Gypsy and Travellers Study (2007) indicates that much of the need for additional accommodation is located in the Southern Strategy Area. In order to meet this need Policy SSA 27 of the plan allocates land at Beddau Caravan Park for the development of an 8-pitch Gypsy and Travellers site.

5.97 The Council considers that the Beddau Caravan Park site would meet the needs identified in the Draft Gypsies and Travellers Study. However, the Council intends to keep the requirement for the provision of Gypsies and Traveller sites in Rhondda Cynon Taf under review. An assessment of the needs of this group will be looked at in more detail as part of review of the Housing Market Assessment. This criteria-based policy will allow for the provision of needs which cannot reasonably be accommodated at the Beddau Caravan Park site.

5.98 The aim of this policy is to allow the development of land for sitting of caravans for Gypsies, Travellers and Travelling Show People in appropriate locations. In order to safeguard the character and appearance of the area development proposals will need to demonstrate that do not adversely affect the amenity of existing residential areas, the safe operations of the highway network, the provision of car parking and visual amenities.

Chapter Six

Strategy Area Policies



6.1 This chapter sets out the policies specific to the two Strategy Areas. The policies should be read in conjunction with the Core and Area Wide policies of the Plan. Collectively these policies will form the basis for the determination of planning applications relating to the development and use of land and buildings. These policies are an essential element of the Council's land use strategy and are intended to ensure that development accords with the spatial objectives of the Plan.

Northern Strategy Area: Building Sustainable Communities

6.2 The Northern Strategy Area comprises the upland and valley areas of Rhondda Cynon Taf. The area covers the Rhondda Fawr and Fach and the Cynon Valley and includes the Principal Towns of Aberdare, the Key Settlements of Tonypany, Porth, Treorchy, Ferndale, Mountain Ash and Hirwaun and the Small Settlements of Rhigos, Penywaun, Cwmbach, Aberaman, Penrhiwceiber, Abercynon, Ynysybwl, Treherbert, Pentre, Maerdy, Ystrad, Tylorstown, Ynyshir and Cymmer.

6.3 The main strategic road links within the Strategy Area are provided by the A4119, A470, A4058, A4233, A4059 and A465. A well-established network of bus and rail routes provides public transport provision. Bus provision is provided by a network, which serves the Key Settlements of Hirwaun, Mountain Ash, Treorchy, Tonypany, Ferndale, Porth and the Principal Town of Aberdare. Main bus stations are located at Tonypany and Aberdare. The passenger rail service connects the Rhondda Fawr and the Cynon Valley with Pontypridd and Cardiff. Stations are located at Trehafod, Porth, Dinas Rhondda, Tonypany, Llwynypia, Ystrad, Ton Pentre, Treorchy, Ynyswen, Treherbert, Abercynon, Penrhiwceiber, Mountain Ash, Fernhill, Cwmbach and Aberdare.

6.4 The problems of deprivation, unemployment, dereliction and depopulation in the Northern Strategy Area, identified in the LDP Preferred Strategy, have been further examined in the Core Strategy Chapter of the Plan.



Northern Strategy Area Policies

The Northern Strategy Area Policies are as follows:

Policy NSA 1 - Development in the Principal Town of Aberdare

Proposals for residential and commercial development within the defined town centre of Aberdare will be permitted where the development:-

1. Reinforces the role of Aberdare as a Principal Town;
2. Respects the culture and heritage of Aberdare;
3. Is of a high standard of design and makes a positive contribution to the townscape in the defined town centre;
4. Integrates positively with existing development;
5. Promotes opportunities for new retail, tourism and leisure development; and
6. Promotes accessibility to services by a range of sustainable modes of transport.

- 6.5 Aberdare is the only Principal Town identified within the Northern Strategy Area. Nicknamed the 'Queen of the Valleys', Aberdare is located on the cusp of the Brecon Beacons National Park. Aberdare is steeped in history with many historic building and architecture. The town provides many important services including commercial, leisure and cultural facilities. Opportunities exist for the enhancement of the services already provided in Aberdare, through improvements to the range and quality of retail, cafés / restaurants and accommodation facilities.

- 6.6 Through the Heritage Lottery Fund and European Funding, the Council will seek to deliver a programme of improvements in Aberdare aimed at the regeneration of the settlement. These improvements will include:
- A Townscape Heritage Initiative to improve and manage the historic environment;
 - Public realm improvements including the creation of new public spaces, and
 - Enhancement of the transport infrastructure.
- 6.7 The vision for Aberdare will be realised when the performance of the town centre is above the UK average with low vacancy rates and increased business turnover. To achieve this, the town will need a diverse retail offer, including high street retailers, niche and local stores.
- 6.8 Residential and employment development within the defined town centre will be permitted where the role of the town centre is supported. Proposals which would result in the loss of key services and facilities, retail and commercial units or other uses important to the role of these town centres, will not be supported by this policy.



Policy NSA 2 - Development in the Key Settlements

Proposals for residential and commercial development within Key Settlements of Tonypanydy, Mountain Ash, Porth, Ferndale and Treorchy will be permitted where the development:

1. Supports and reinforces the role of the centres as Key Settlements;
2. Is of a high standard of design and integrates positively with existing development;
3. Promotes the beneficial re-use of vacant and under used floor space;
4. Supports the provision of local services; and
5. Promotes accessibility to services by a range of sustainable modes of transport.

6.9 Although less strategically significant than the Principal Towns, Key Settlements nevertheless provide important services and act as centres for commercial and community activity. Major regeneration schemes are proposed in Treorchy, Ferndale and Mountain Ash during the Plan period. These improvements will result in:

- Improvements to the public realm;
- Provision of new employment, retail and community facilities;
- Enhancement of existing open space provision;
- Improved accessibility by a range of modes of transport;
- Provision of additional car and cycle parking.

6.10 Opportunities exist within these settlements for new residential and commercial development that can support the process of regeneration in these communities. The Council will support proposals that promote the re-use of vacant and under used floor space, new retail development which is of a scale that meets the needs of the community without compromising the future viability of the town centres and small scale employment and residential developments that are in sustainable locations.

6.11 Residential and employment development within the defined town centres will be permitted where the role of the town centre is supported. Proposals which would result in the loss of key services and facilities, retail and commercial units or other uses important to the role of these town centres, will not be supported by this policy.

Policy NSA 3 - Development in the Key Settlement of Hirwaun

Proposals for residential, commercial and community development within Hirwaun will be permitted where the development:

1. Is of a high standard of design and integrates positively with existing development;
2. Makes a positive contribution to the provision and improvement of community and educational facilities;
3. Promotes opportunities for new retail and tourism development;
4. Promotes accessibility to services by a range of sustainable modes of transport;
5. Does not adversely effect sites of international, national or local nature conservation importance;
6. Does not result in the loss of local retail or community facilities; and
7. Does not result in the loss of important open space within the settlement.

- 6.12 Hirwaun is located in the Cynon Valley close to the Principal town of Aberdare. A modest sized settlement, Hirwaun has seen a relatively large amount of development in recent years. This growth has not been supported by an increased provision of local services and facilities.
- 6.13 Through the identified Strategic Site at Hirwaun, which includes large-scale residential and commercial proposals, Hirwaun will continue to experience significant new development. The Council recognises that new

development must be supported by appropriate local services and infrastructure in order to meet the needs of the existing and future community.

- 6.14 The Hirwaun Village Study made an assessment of the current provision in the settlement and makes recommendations on the sustainable enhancements of this key settlement. The study identifies the supply, nature and quality of local facilities and the extent to which they are presently serving the needs of the local community.
- 6.15 The report made recommendations on the need for improvements and development of key sectors. The report highlights the need for improvements in the retail, leisure, education and health sectors including supporting the current offer and encouraging further provision. The need for new facilities was identified in the tourism sector to promote the offer and strategic location of Hirwaun. The community facilities in the area were identified as needing enhancement and should be used more efficiently, for example as multi- functional shared spaces. The report also identified the need to create sustainable access to employment opportunities and to encourage the sustainable use and improvement of the transportation network.
- 6.16 Policy NSA 3 provides a framework for future development in Hirwaun that meets the needs of current and future populations.



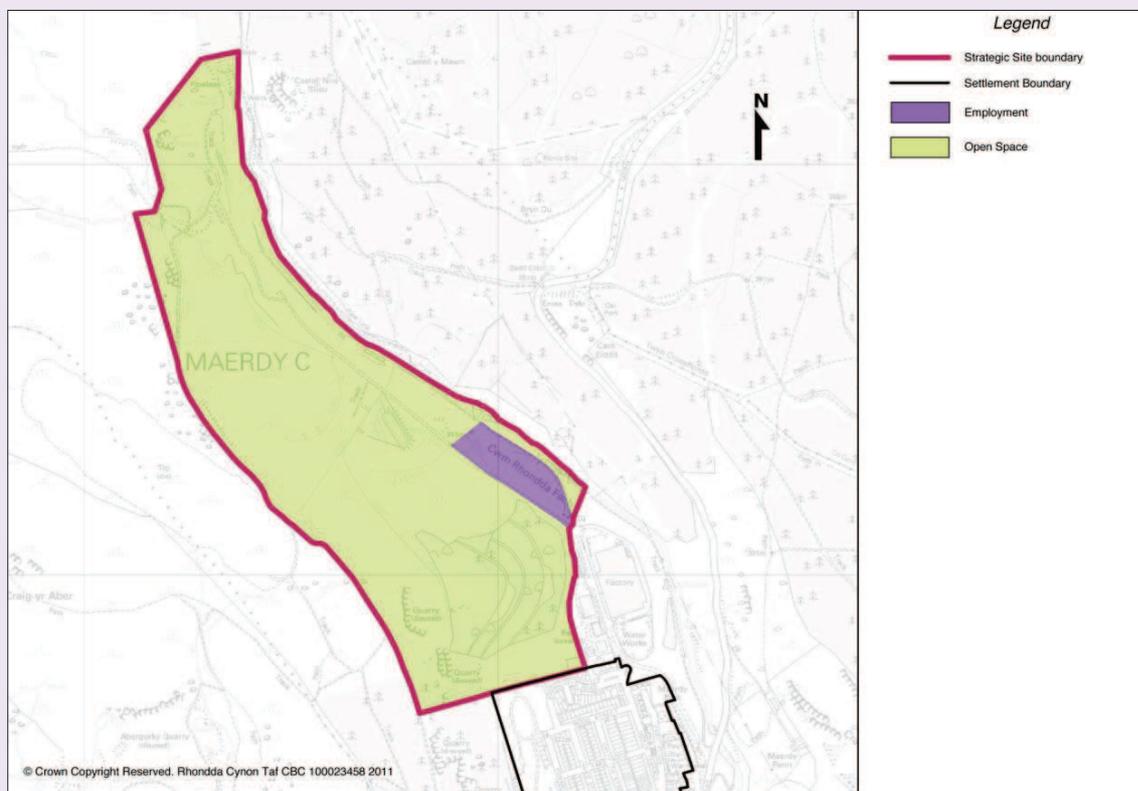
Policy NSA 4 - Former Maerdy Colliery Site, Rhondda Fach

In accordance with Policy CS 3 land is allocated at the Former Maerdy Colliery Site for the construction of 1 hectare of employment land (B1 and / or B2), visitor centre and an area of informal recreation contained in a historic landscape. Development on the Strategic Site will be subject to a large-scale land reclamation scheme.

- 6.17 The Strategic Site lies at the head of the Rhondda Fach in the Northern Strategy area, where otherwise, opportunities for large-scale development are limited. In conjunction with further land reclamation, access and environmental enhancement works, the potential exists for employment, tourism and leisure uses.
- 6.18 The Council's vision for the Strategic Site is the provision of employment opportunities and tourism facilities in a restored dramatic landscape.
- 6.19 The site is subject to a number of constraints most notably:
- Steep slopes;
 - Sites of importance for nature conservation;
 - The need for large-scale land reclamation; and
 - Low land values.
- 6.20 The Council has assessed the development potential of the Former Maerdy Colliery site in detail and would wish to see proposals for development that addresses the following elements:
- a) Employment – a linear plateau of 1 hectare for small business and industrial units;
 - b) Tourism – visitor centre and car park near Castell Nos and Lower Reservoir;
 - c) Access – spine road on route of existing; riverside path and cycle way;
 - d) Environment – retention and management of sites of importance for nature conservation; establishment of community woodland; restoration of valley side to natural appearance through land reclamation.
- 6.21 The phasing of the development will be dependent upon the timing of the land reclamation scheme. Logically the environmental and access works must precede employment and tourism development.

Policy NSA 4 - Former Maerdy Colliery Site, Rhondda Fach

Indicative Concept Plan



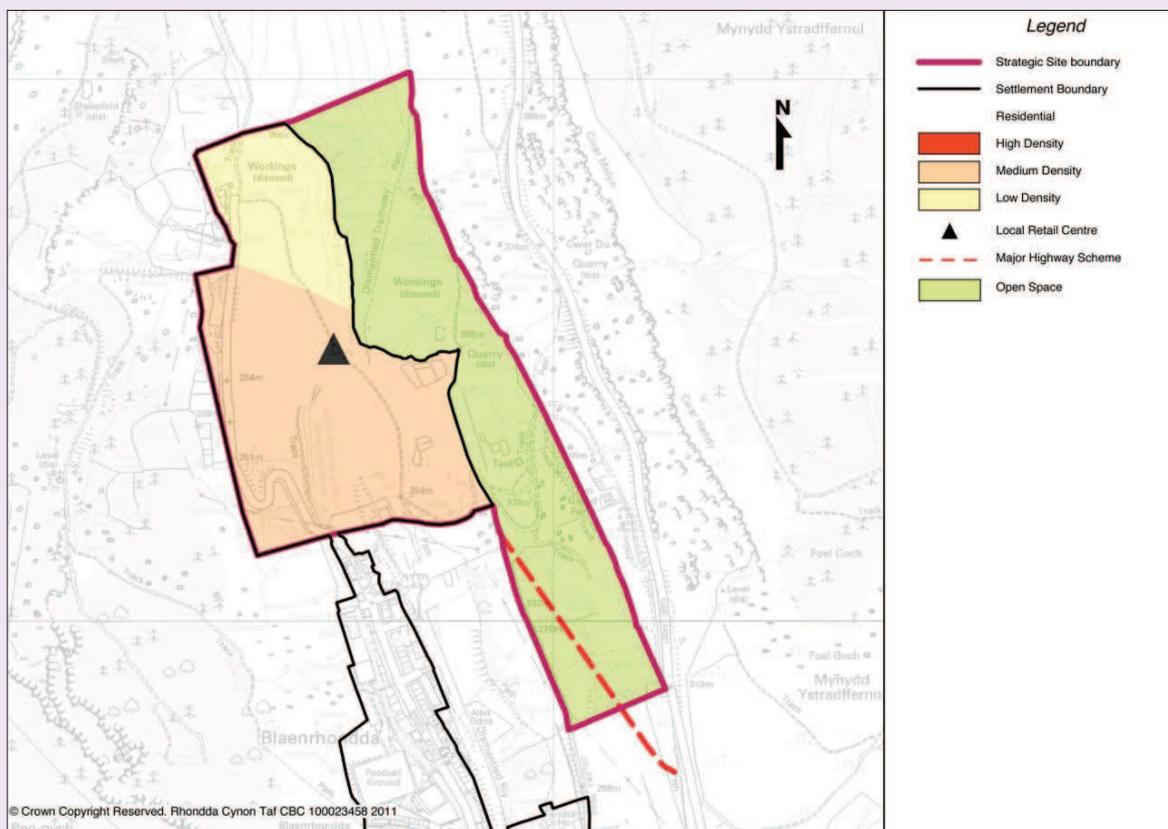
Policy NSA 5 - Former Fernhill Colliery Site, Blaenrhondda

In accordance with Policy CS 3 land is allocated at the Former Fernhill Colliery Site, Blaenrhondda for the construction of between 350 and 400 dwellings, a local retail centre and informal recreation contained in a countryside setting. Development on the Strategic Site will be subject to a large-scale reclamation scheme.

- 6.22 The Strategic Site lies at the head of the Rhondda Fawr in the Northern Strategy Area. The land is comprised of un-restored spoil tips, which have been partially re-worked, and former housing land that was cleared several decades ago when the colliery closed.
- 6.23 The Council's vision for the Strategic Site is one of a high quality residential development on a restored valley floor set in a dramatic landscape.
- 6.24 The site is subject to a number of constraints most notably:
- Access;
 - Sites of importance for nature conservation;
 - Need for land reclamation; and
 - Low land values.
- 6.25 The Council has assessed the development potential of the Former Fernhill Colliery site in detail and would wish to see proposals for development that addresses the following elements:
- a) Residential development of between 350 and 400 units;
 - b) Local retail centre – site for local convenience store. Community facilities, such as a GP surgery, are also acceptable in this location (subject to need and viability).
 - c) Education – extension of Penpych Primary School is required;
 - d) Access – primary access road from A4061 Rhigos Road across eastern valley slope into centre of site; secondary access for pedestrians and public transport from Brook Street; spine paths and cycle ways linking the plateau with the village;
 - e) Environment – restoration of channels and green corridors for the Rhondda Fawr and its tributaries; retention and management of SINC and mitigation of impact of primary access road; restoration of the land north of the site for amenity open space.
- 6.26 The phasing of the development will be dependent on the land reclamation scheme. No more than 75% of the residential development shall be completed before the local retail centre is completed.

Policy NSA 5 - Former Fernhill Colliery Site, Blaenrhondda

Indicative Concept Plan

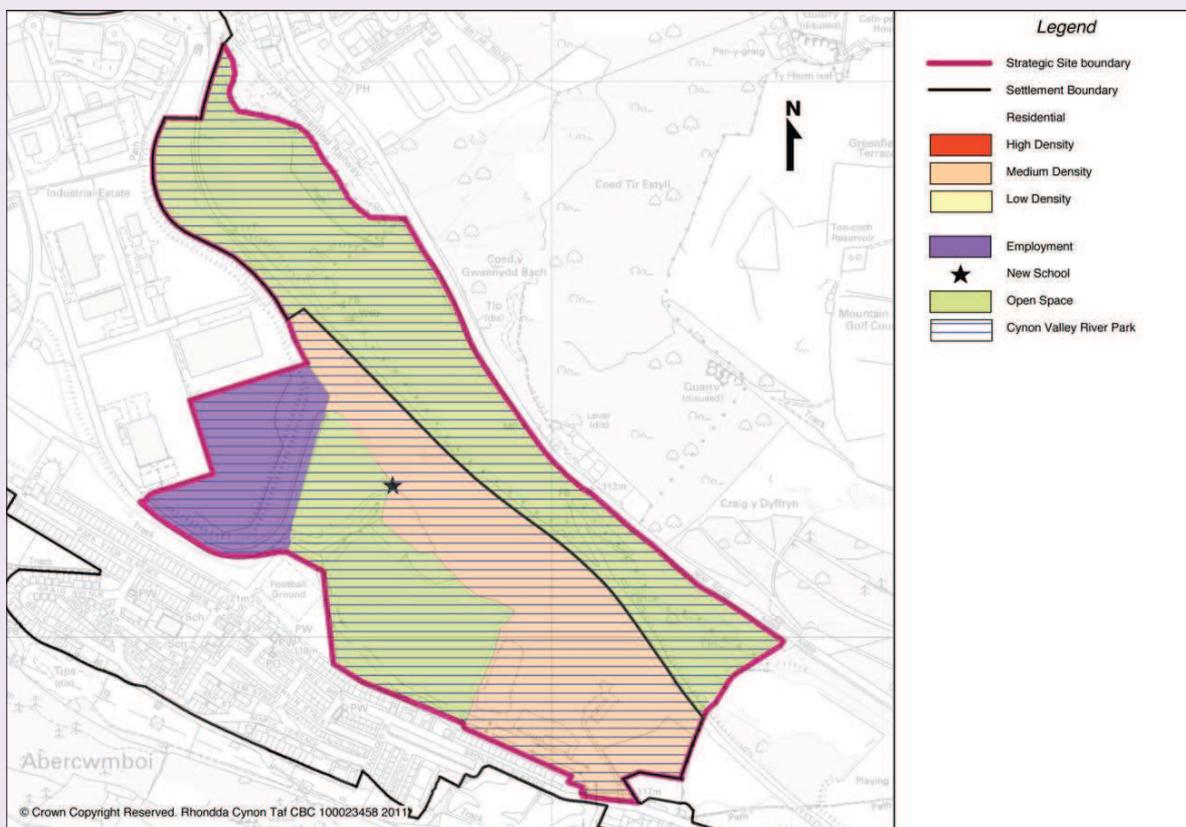


Policy NSA 6 - Former Phurnacite Plant, Abercwmboi

In accordance with Policy CS 3 land is allocated at the Former Phurnacite Plant, Abercwmboi for 500 dwellings, the construction of 5.9 hectares of employment, a new primary school and an informal area of informal recreation within the Cynon Valley River Park. Development on the Strategic Site will be subject to a large-scale reclamation scheme.

- 6.27 The former Phurnacite Plant is a key brownfield site in a central position in the Cynon Valley and lies within the Cynon Valley River Park. The site represents a significant opportunity for major development to take place in the Northern Strategy Area. Development of the site is significantly constrained by flood risk.
- 6.28 The Council's vision for the Strategic Site is high quality residential and employment development with informal recreation, set in the lush landscape of a restored valley floor.
- 6.29 The site is subject to a number of constraints most notably:
- Significant Flood risk;
 - Ground contamination; and
 - Sites of importance for nature conservation.
- 6.30 The Council has assessed the development potential of the Former Phurnacite Plant in detail and would wish to see a proposal that addresses the following elements:
- a) Employment development – on the existing plateau to complete Aberaman Industrial Park;
 - b) Access – the employment access will be via Aberaman Industrial Park; the recreation access will be from John Street via the existing football ground access;
 - c) Cynon Valley River Park – informal open space on both sides of the River Cynon between the railway and the A4059.
 - d) Residential development of 500 units including a primary school following removal of contamination and flood prevention works – fronting the retained lakes and centred on the proposed school;
 - e) Access – the residential access will be from the B4275 Bronallt Terrace between Abercwmboi and Glenboi;
 - f) Formal recreation provision consisting of a replacement football ground – northwest of the retained lakes;
 - g) Development proposals must have regard to the position of the site within the Cynon Valley River Park.
- 6.31 The phasing of the development will be dependent on the land reclamation scheme and a timely resolution to the significant flood risk issues.

Policy NSA 6 - Former Phurnacite Plant, Abercwmboi
 Indicative Concept Plan



Policy NSA 7 - Land at Robertstown / Abernant, Aberdare

In accordance with Policy CS 3 land is allocated at Robertstown / Abernant, Aberdare for the construction of 500-600 dwellings, 3.7 hectares of employment / leisure, a new primary school, medical centre and associated informal amenity space in a parkland setting.

- 6.32 The site includes land proposed for mixed uses at Robertstown and the Aberdare General Hospital site. The hospital 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.
- 6.33 The Council's vision for the Strategic Site is the enhancement of Aberdare through commercial, residential and community development in a central location, with new links and retention of trees and open spaces.
- 6.34 The site is subject to a number of constraints most notably:
- Access;
 - Flood risk;
 - Trees and open spaces;
 - Ecology;
 - Availability of Aberdare Hospital land.
- 6.35 The Council has assessed the development potential of the Robertstown / Abernant site in detail and would wish to see a proposal that addresses the following elements:

Robertstown:

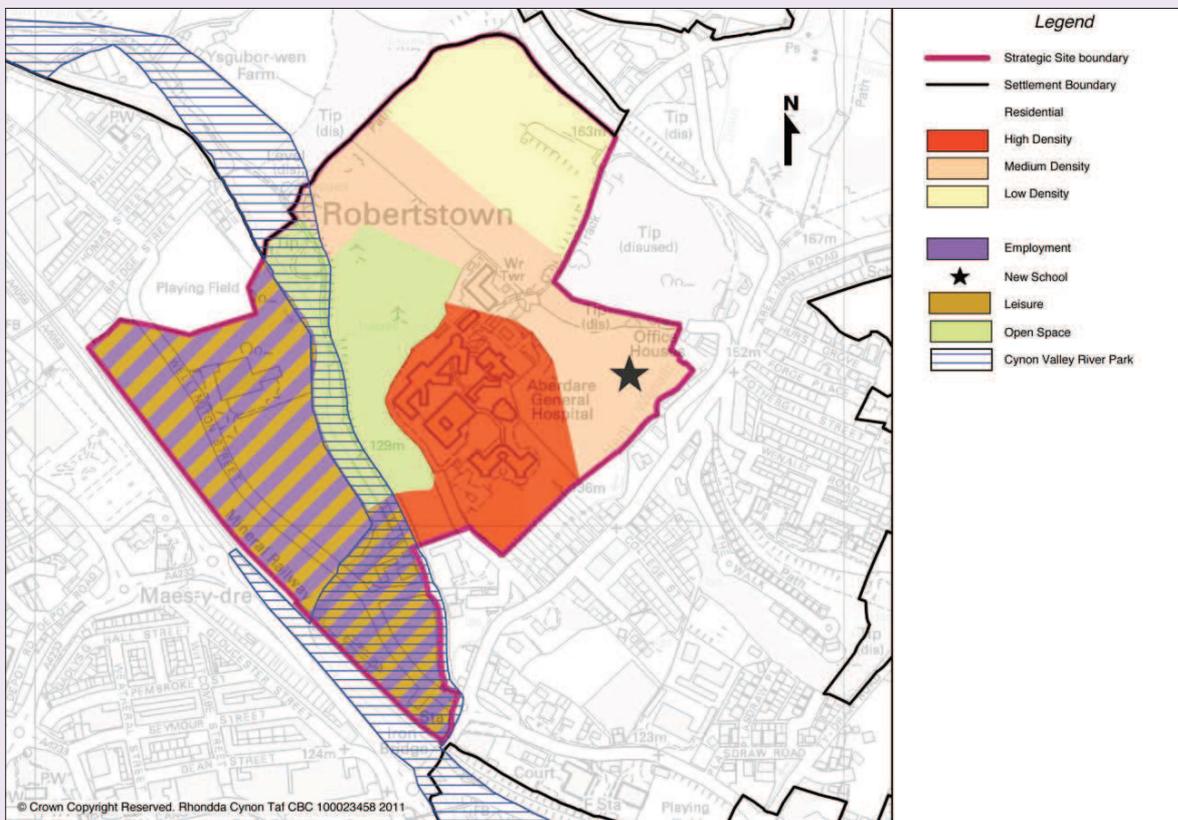
- a) Access – will be provided by improvements to the A4059 and the existing highway network at Robertstown;
- b) Flood Risk – the exact area of development plateau and evacuation routes are to be determined at the detailed design stage.
- c) Commercial – B1 light industrial and office development on vacant land flanking Wellington Street;
- d) Commercial – hotel, cinema or similar commercial leisure use on the vacant land opposite the park and ride station;
- e) Community – medical centre adjoining the park and ride car park.

Aberdare Hospital

- f) Access – will be provided by improvements to the A4059 and the existing highway network at Abernant;
 - g) Residential Development of 500 – 600 units on the vacated hospital buildings at higher density, on the field rear of Abernant Road and bordering the retained parkland at medium density; and on the field south of Moss Row at lower density;
 - h) Community – a new community primary school off Abernant Road;
 - i) Trees and open space – the parkland northwest of the hospital buildings is largely designated a site of importance for nature conservation, along with the wooded slope down to the River Cynon and Cynon Valley Trail. The mature trees in this area and throughout the rest of the site are protected. The parkland is to be retained for the enjoyment of residents.
- 6.36 Development of the strategic site will depend upon highway infrastructure improvements provided as part of the Planning Obligations process, as set out in the Planning Obligations SPG.

Policy NSA 7 - Land at Robertstown / Abernant, Aberdare

Indicative Concept Plan



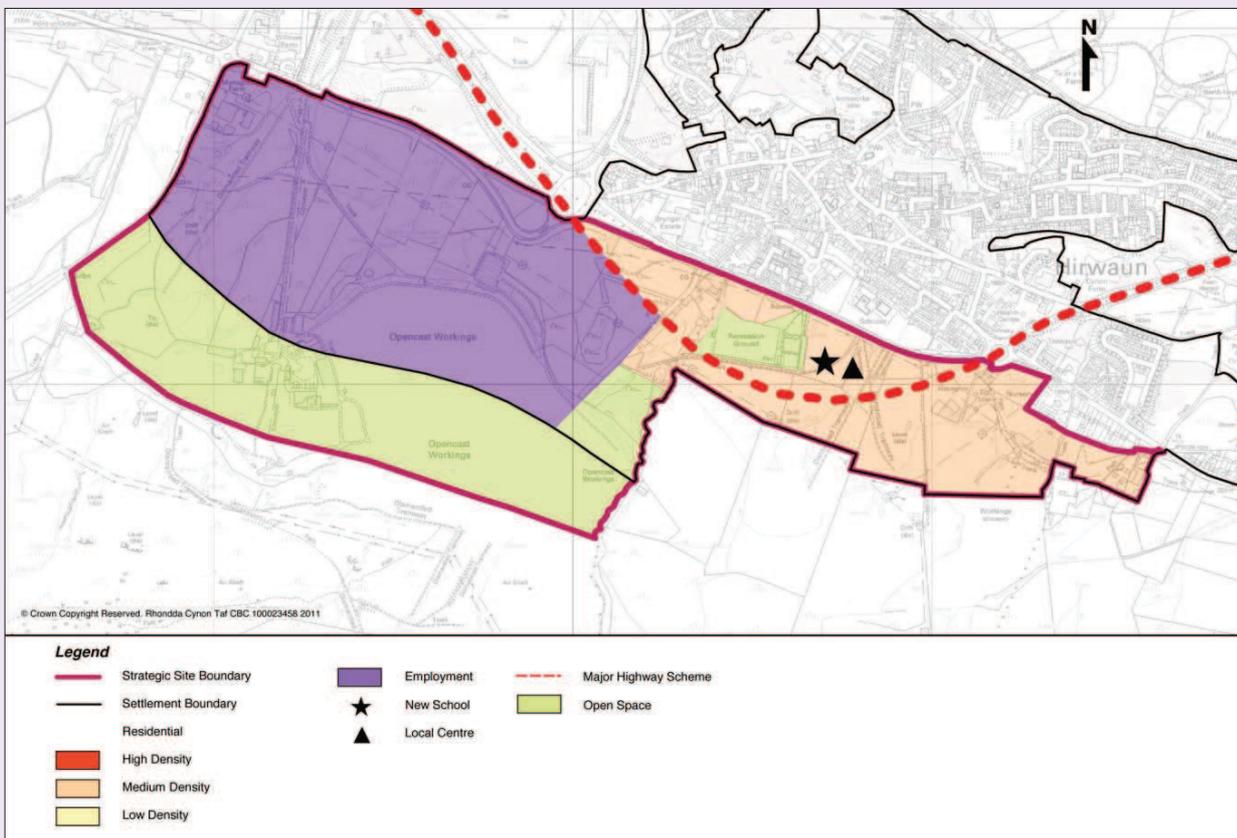
Policy NSA 8 - Land South of Hirwaun

In accordance with Policy CS 3 land is allocated South of Hirwaun for the construction of 400 dwellings, 36 hectares of employment, a new primary school, a retail store of 2000m² net floor space, medical /community centre and informal recreation contained in a landscape setting. Development on the Strategic Site will be subject to a large-scale reclamation scheme.

- 6.37 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 future uses of land after coal related operations have ceased. Potential exists for large-scale employment, and some residential uses.
- 6.38 The proposals are linked to the proposed dualling of the A465 trunk road from Hirwaun to Abergavenny, involving a 1.4km length of new road through part of the Strategic Site.
- 6.39 The Council's vision for the Strategic Site is the enhancement of Hirwaun as a key settlement in Rhondda Cynon Taf, through residential, employment and community development, and restoration and enhancement of the landscape and habitats.
- 6.40 The site is subject to a number of constraints most notably:
- Recent coal mining activity;
 - Coal reserves;
 - High-pressure gas main and safety zone;
 - Sites of Importance for Nature Conservation and Site of Special Scientific Interest;
 - Welsh Government scheme for dualling the A465 Heads Of The Valleys trunk road.
- 6.41 In order to ensure that these constraints can be appropriately addressed at the masterplanning stage by leaving some areas undeveloped, the areas indicated for development on the indicative concept plan are significantly larger than the land area needed for the developments which are identified in the policy.
- 6.42 In accordance with the requirements of Technical Advice Note 5 - Nature Conservation and Planning (2009), proposals for the development of the strategic site should be accompanied by a Habitats Regulations Assessment.
- 6.43 The Council has assessed the development potential of the Land South of Hirwaun in detail and would wish to see a proposal that addresses the following elements:
- a) New Hirwaun Centre – on land fronting the existing southern bypass, adjoining the recreation ground, to include retail, commercial and community facilities;
 - b) Residential development of 400 dwellings will be constructed during the plan period in two new neighbourhoods south of the existing Hirwaun bypass, with links through the proposed new trunk road. As set out in the Hirwaun Strategic Site Phasing Report (August 2010) it is anticipated that all the residential units can come forward prior to the completion of the dualling of the A465;
 - c) Employment development including 36 hectares on land south and east of the A4061 west of Hirwaun, with ecological mitigation;
 - d) A new primary school at the east end of proposed residential neighbourhood;
 - e) Extensions to secondary and Welsh-medium schools in Aberdare;
 - f) Landscape, habitat restoration and protection and ecological mitigation including the protection and management of the areas of marsh fritillary butterfly habitat identified within the Strategic Site.
- 6.44 Phasing – No more than 75% of the residential development shall be completed before the completion of the local centre.

Policy NSA 8 - Land South of Hirwaun

Indicative Concept Plan



Policy NSA 9 - Housing Allocations

In accordance with Policy CS 4 land is allocated in the Northern Strategy Area for residential development on non-Strategic Sites in the following locations:

Site Name	Dwellings
1. Land South of Rhigos Road, Hirwaun	15
2. Land East of Trenant, Penywaun	100
3. Land South East of Llwydcoed Community Centre	15
4. Site including the old brick works, old dairy and tipped land rear of Birchwood, Llwydcoed	175
5. Tegfan Farm, Potters Field, Trecynon	140
6. Land at Nant y Wenallt, Abernant Road, Abernant	150
7. Land bordered by Cefnpennar Road and Phillip Row, Cwmbach	40
8. Dyffryn Row, Cwmbach	25
9. Remainder of Ynyscynon Farm, Cwmbach	100
10. Land to the end of Godreaman Street, Godreaman	40
11. Gwernifor Grounds, Mountain Ash	15
12. Land Rear of Maerdy Road, Maerdy.	50
13. Land at Gwernllwyn Terrace, Tylorstown	30
14. Site off Fenwick Street, Pontygwaith	40
15. Old Hospital Site and School Playground, Treherbert.	50

Site Name	Dwellings
16. Site at the end of Mace Lane, Treorchy	40
17. Site off Cemetery Road, Treorchy	80
18. Hospital Site, Llwynypia	190
19. Land at Park Street, Clydach Vale	30
20. Land at Dinas Road / Graig Ddu Road, Dinas	25
21. Land at Catherine Crescent, Cymmer.	15

- 6.45 Between 2001 and 2006, only 287 dwellings were constructed in the Rhondda Valleys and 605 dwellings in the Cynon Valley. Much of this development, 452 units, is a result of the construction of dwellings on small sites. In order to stimulate growth in the residential market, the LDP has allocated land for the construction of 1,365 dwellings on 21 sites throughout the Northern Strategy Area. The sites allocated have been selected in accordance with the criteria contained in Policy AW 2 and will seek to reinforce the roles of the Principal Towns and Key Settlements
- 6.46 Details of each of the proposed allocations are contained in Appendix 1.

Policy NSA 10 - Housing Density

Proposals for residential development will be permitted where the net residential density is a minimum of 30 dwellings per hectare. Lower density levels may be permitted where it can be demonstrated that:

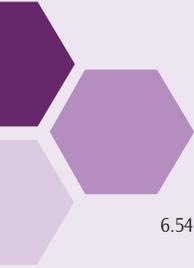
1. They are necessary to protect the character of the site or the surrounding area; or
2. They are necessary to protect the amenity of existing or future residents; and
3. They still make adequately efficient use of the site.

- 6.47 The Northern Strategy Area is characterised by high density, Victorian terraced housing, constructed to accommodate a rapidly expanding population. Average density levels for terraced housing in the Northern Strategy Area are 70 dwellings per hectare. Although some modern lower density properties exist in the area, the supply is limited.
- 6.48 In order to halt the process of depopulation it is essential to ensure a supply of new accommodation that is built to a high standard of design and provides diversity in the type of residential properties available. This policy will require all new development in the Northern Strategy Area to be built at a minimum density level of 30 dwellings per hectare. Although still comparatively high, the imposition of a density level of 30 dwellings per hectare will allow for diversity in the housing market whilst still ensuring the efficient use of land.
- 6.49 Developments that propose lower or higher density levels will only be permitted where it can be demonstrated that the proposed density level makes the most effective use of the land and does not adversely affect the character of the site or surrounding area.

Policy NSA 11 - Affordable Housing

The provision of at least 10% affordable housing will be sought on sites of 10 units or more.

- 6.50 In order to ensure the provision of affordable housing in the Northern Strategy Area, the Council will seek the provision of at least 10% affordable housing on sites of 10 units or more. Contributions for affordable housing will take the form of on site provision and commuted sums for off site provision. The provision of affordable housing off site will be take the form of commuted sums, to be used to fulfil the aims of the Council's Local Housing Strategy.
- These include:
- On-site provision;
 - Off-site provision, and
 - Financial contributions.
- 6.51 The Council's preference is for the on-site provision of affordable housing in order to encourage mixed, balanced and inclusive communities. Off-site provision will only be considered in lieu of on-site provision in exceptional circumstances. Where the Council considers that off site provision is acceptable the affordable housing provided should be of the same quantity, type and quality as that which would have been provided on-site.

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- 6.52 The percentage target for the Northern Strategy Area recognises that site viability in the Northern Strategy Area is a major consideration. The number of units sought may be reduced where it is clearly demonstrated that a site's location, the presence of abnormal development costs or other individual circumstances of the development, would result in the development not being economically viable with the above contribution threshold. The Council will require evidence to support any proposed reduction in the provision of affordable housing.
- 6.53 Research undertaken for the Council indicated that there were 2,500 empty properties within the County Borough. These vacant properties provide a significant opportunity to add to the supply of affordable housing. The majority of these properties are located in the Northern Strategy Area. The presence of such a high number of empty properties can have a significant impact on the character and appearance of a settlement. In order to ameliorate this situation the Council will seek financial contributions from developers to bring empty properties back into beneficial occupation.
- 6.54 When calculating the required level of provision and / or contribution to the reuse / rehabilitation of older housing stock, the Council will consider the gross development area, including where appropriate land shown outside the development site, rather than solely relying on the number of units proposed in a planning application. This will ensure that where sites are developed on a piecemeal basis, the appropriate level of contribution is secured based on the size of the overall developable area.
- 6.55 Further advice is contained in Supplementary Planning Guidance on Affordable Housing.
- 6.56 In addition to allocated sites, the construction of dwellings on unallocated sites is a key element of the strategy for the provision of new housing in the Northern Strategy Area.

Policy NSA 12 - Housing Development Within and Adjacent To Settlement Boundaries

Development in the Northern Strategy Area will be permitted within the defined settlement boundaries where it can be demonstrated that:

1. The proposed development does not adversely effect the provision of open space;
2. The proposed development does not adversely affect the highway network and is accessible to local services by a range of modes of transport, on foot or by cycle;
3. The proposed development does not adversely affect the provision of car parking in the surrounding area; and
4. Where sites are contaminated or subject to land instability, adequate remediation can be achieved;

In addition, proposals for residential development outside but adjoining the defined settlement boundary will be permitted where it can be demonstrated that:

5. The proposal does not result in the construction of more than 10 dwellings;
6. The site is bounded on at least one side by the defined settlement boundary and the scale, form and design of the proposed development does not adversely affect the amenity or character of the site, surrounding or wider area;
7. The proposed development is not within a green wedge or a site designated for international, national or local importance.

Development proposals in the identified area of Aberdare will only be permitted within the defined settlement boundary. Development proposals outside and adjoining the defined settlement boundary of Aberdare will not be permitted.

Development proposals within and / or adjoining the defined settlement boundaries around the Strategic Sites defined by Policy CS 3 will only be permitted where they will not prejudice the development of the Strategic Sites.

- 6.57 In order to ensure the continued provision of new housing in the Northern Strategy Area, the LDP will seek to maximise the opportunities for small-scale development on unallocated sites.
- 6.58 The aim of the policy is to provide a framework for the development of unallocated land within the Principal Towns, Key Settlements and Smaller Settlements of Rhigos, Penywaun, Cwmbach, Aberaman, Penrhiwceiber, Abercynon, Ynysybwl, Treherbert, Pentre, Maerdy, Ystrad, Tylorstown, Ynyshir and Cymmer for residential purposes. Past completion rates have demonstrated that the development of unallocated or 'windfall' sites within existing settlements can make an important contribution towards the housing land bank.
- 6.59 In the Northern Strategy Area, the development of small sites has made an important contribution to the housing land bank. For this reason the policy will, where appropriate, allow for the construction of housing outside the defined residential settlement boundaries on sites of 0.3 hectares or less which are bounded on at least one side by defined residential settlement boundaries.

- 6.60 Unlike many of the other settlements in the Northern Strategy Area, the Principal Town of Aberdare has seen considerable growth over the last decade. The allocations contained in Policy NSA 9 will ensure that the settlement continues to grow at an appropriate and sustainable rate. Whilst further growth within the defined settlement boundary is encouraged, development outside the boundary will undermine the historic character of the area, result in the urbanisation of the countryside and potentially see additional growth in Aberdare without the necessary infrastructure and services to support a sustainable form of development. Outside the defined settlement boundary of Aberdare development will only be permitted where it accords with the requirements of Policies AW 3 and AW 9.

Policy NSA 13 - Rehabilitation / Conversion of Large Buildings

The rehabilitation and conversion of large buildings for residential purposes within the Northern Strategy Area will be permitted where it can be demonstrated that:

1. The building is located within the settlement boundary identified in Policy NSA 12;
2. The building is of historic or architectural importance or is prominent and makes a valuable contribution to the townscape of the settlement;
3. There is no economically viable alternative use for the building.

6.61 In 2005 the Council commissioned an urban capacity study for the upper and central Rhondda Fach and Fawr. The study examined the potential for new house building to take place on vacant land and in disused large buildings. The findings of the study indicated that there were 57 disused or under used buildings which presented opportunities for redevelopment / re-use. These buildings have a mixture of former uses including churches, chapels, retail units, clubhouses and community buildings. Whilst the study looked specifically at the Rhondda Valleys, opportunities also exist for the redevelopment of large buildings in other parts of the Northern Strategy Area.

6.62 The Northern Strategy area has many important and prominent buildings that are an essential element of the character of the area and provide variety and relief in the townscape. The aim of this policy is to bring disused and under used buildings back into beneficial use. Whilst the

redevelopment or re-use of these buildings for commercial and community use is desirable, the Council recognises that the redevelopment of these buildings for residential purposes can also make an important contribution to the process of regeneration. For this reason particular encouragement is given to the re-use of the buildings for a mixture of uses including commercial, community, educational and residential uses. Where buildings are well related to local services such as shops, public transport and open space, consideration will be given to the relaxation of car parking and amenity space standards. When converting large buildings, the presence of bats and owls may be an issue and must be thoroughly investigated. Design revisions may be required as a result of these investigations.



Policy NSA 14 - Employment Allocations

In accordance with Policy CS 6 land is allocated in the Northern Strategy Area for employment development on non-Strategic Sites in the following locations:-

Site	Use	Size (hect)
1. Ferndale & Highfield Industrial Estate, Maerdy	B1, B2 & B8	8.38
2. North of Fifth Avenue, Hirwaun Industrial Estate, Hirwaun.	B2, B8	4.17
3. Land at Former Mayhew Chicken Factory, Trecynon.	B1, B2 & B8	2.88
4. Cae Mawr Industrial Estate, Treorchy	B1, B2	3.6

Proposals for employment-led mixed-use development will be considered in accordance with NSA 16.

Policy NSA 15 - Small Industrial and Business Sites

Proposals for the development of small industrial and business sites (Use Classes B1, B2 and B8) for alternative uses will be assessed in accordance with Policy AW 11.

Where the Council considers that the continued use of the premises for business purposes would cause undue disturbance to residential neighbours; or where access to the site does not meet an acceptable safety standard and cannot reasonably be improved, Policy AW 11 will not be applied.

- 6.63 Policy NSA 14 allocates a total of 19.03 hectares for employment use within the Northern Strategy Area. The sites have been selected specifically to support the Principal Towns and Key Settlements of the Northern Strategy Area and to promote growth in the local economy. The sites allocated are all former or under used industrial estates which are able to accommodate further B1, B2 or B8 development. NSA 14.2 is in close proximity to the Blaen Cynon SAC. Any proposals will be subject to assessment under Regulation 48 of the Habitats Regulations.
- 6.64 Proposals for the development of the Strategic Sites are contained in policies NSA 4 to NSA 8. Details of the non-Strategic Sites are contained in Appendix 1.

- 6.65 The Northern Strategy Area, and in particular the Rhondda Valleys, has a densely developed built up area with limited opportunities for introducing new industrial and business premises. Existing small industrial sites and business sites, which operate as vehicle repair garages and builder's yards serve an important role in the local economy, providing both employment and services that may not be provided if such sites were lost.
- 6.66 Whilst recognising that such sites can potentially cause disturbance for local residents, the Council is keen to ensure that these sites are protected unless it has been clearly demonstrated that the existing use is economically unviable, that suitable alternative premises are available nearby or that the improvements to local residential amenity outweigh the retention of the industrial or business use.
- 6.67 For the purposes of this policy, a small employment site is defined as one up to 0.5 hectare, though in many cases sites will be considerably smaller.

Policy NSA 16 - Re-development of Vacant / Redundant Industrial Sites

Proposals for the conversion or re-development of redundant and/or vacant industrial sites will be supported where:-

1. All sites
 - (a) The development is compatible with other uses in the locality and there are no significant adverse impacts on the amenities enjoyed by local residents; and
 - (b) The re-development of the derelict, unsightly, underused and vacant land will have a positive effect in regeneration terms.
2. Non-allocated employment sites
 - (a) The requirements of AW 11 are met.
3. Sites allocated under NSA 14
 - (a) The proposal is for an employment led mixed-use scheme.

This policy will not apply to sites allocated as Strategic Sites.

6.68 The Council wishes to support the re-use of vacant / redundant industrial sites in the Northern Strategy Area. On sites not allocated under NSA 14, the Council will consider the principle of alternative uses under AW 11. In principle the alternative use of vacant / redundant sites for residential, leisure, retail or other uses will be acceptable and proposals will be considered against policies in the wider plan and relevant national guidance. Sites allocated under NSA 14 are considered to be important employment sites. On these sites the Council will support alternative uses, but only where they support employment led mixed-use schemes.

6.69 Employment-led mixed-use re-development proposals will be considered on vacant / redundant employment sites allocated in Policy NSA 14.

6.70 It is recognised that many of the older and redundant industrial sites in the Northern Strategy Area are unsuitable to the needs of modern industry and that the land take required by today's employment uses can be significantly less than previous business users. Where it is demonstrated that such sites are no longer required or suitable for modern employment purposes, proposals to re-develop them will be supported.

6.71 Sites such as the Former Chubb Factory in the Rhondda Fach and the Cae Mawr site in Rhondda Fawr are examples of sites where established large scale users have ceased operating, leaving older industrial sites in need of re-development to return them to beneficial use. The Council recognises however the important role these industrial sites have played in the local and regional economy and wishes to see such sites continue to provide employment opportunities over the plan period. They are therefore allocated as Employment Sites under Policy NSA 14.

6.72 In order to support the re-development of these allocated sites, the Council will consider proposals for employment-led mixed-use schemes, where it can be demonstrated that other uses will help bring forward employment opportunities and contribute to the wider objectives of the LDP.

6.73 In considering employment-led mixed-use proposals on the allocated employment sites, the Council will expect to see well designed schemes which include a mixture of uses in addition to employment such as housing, amenity space, community facilities and commercial development amongst other uses, as appropriate to the site. The Council will consider carefully whether proposals constitute employment-led mixed-use development in the context of this policy. Proposals should clearly demonstrate how the mixture of uses has been developed and how they will contribute to the wider regeneration of the area.

Policy NSA 17 - Retail Allocations

In accordance with Policy CS 7 land is allocated in the Northern Strategy Area for retail development at the following locations:

Site	Floorspace
1. Land at Oxford Street, Mountain Ash	950m ² net
2. Strategic Site 5: Land South of Hirwaun	2,000m ² net

- 6.74 Policy NSA 17 proposes the construction of 2,950m² net of new retail floor space within the Northern Strategy Area over the plan period. The provision will comprise a combination of convenience (food) and comparison (non-food) provision. The sites have been selected specifically to support the Principal Towns and Key Settlements and to ensure the provision of modern and accessible retail facilities in the Northern Strategy Area.
- 6.75 Proposals for the development of the Strategic Sites are contained in policies NSA 4 to NSA 8. Details of the non-Strategic Sites are contained in Appendix 1.

Policy NSA 18 - The Retail Hierarchy

The hierarchy of retail centres in the Northern Strategy Area is defined as follows:-

1. Principal Town Centre: Aberdare;
2. Key Settlements: Ferndale, Hirwaun, Mountain Ash, Porth, Treorchy and Tonypany;
3. Local And Neighbourhood Centres: Gelli, Maerdy, Pentre (Queens), Penygraig, Ton Pentre, Trebanog, Treherbert, Tynwydd, Williamstown, Ynysir, Ystrad (Star), Aberaman, Abercynon, Gadlys, Penrhiwceiber, Trecynon and Ynysybwll.

Proposals for retail development or changes of use to Class A retail uses inside the defined boundaries of retail centres, which would maintain or enhance a centre's position in the retail hierarchy will be permitted.

- 6.76 Planning Policy Wales requires development plans to establish the strategic role to be performed by the main centres in the retail hierarchy. The centre at the head of the hierarchy for Rhondda Cynon Taf is the regional centre of Cardiff city centre. This has good road and rail access from most parts of the Plan area, and is the main destination for occasional comparison (non-food) shopping.
- 6.77 The Principal Town of Aberdare is expected to perform a sub-regional retail role, principally serving the residents of the Cynon Valley. The emphasis will be on a good balance between comparison (non-food) and convenience (food) shopping.
- 6.78 The Key Settlement centres of Ferndale, Hirwaun, Mountain Ash, Porth, Treorchy and Tonypany are expected to act as district centres, where the emphasis will be on convenience (food) shopping with an element of day-to-day comparison (non-food) shopping.

Policy NSA 19 - Retail Development in Principal Towns and Key Settlements

New and improved retail (Class A) facilities and other uses that are appropriate within the town centre will be permitted within the retail centre of Aberdare where:-

1. The proportion of other Class A2 or A3 units does not rise above 25% of frontage length of the defined primary shopping area;
2. The number, frontage lengths and distribution of other Class A2 or A3 uses in the frontage do not create an over-concentration of uses detracting from its established retail character;
3. The proposed use will provide a direct service to visiting members of the general public and generate sufficient daytime and evening pedestrian activity to avoid creating an area of relative inactivity in the shopping frontage;
4. The proposal does not prejudice the effective use of upper floors, retaining any existing separate access to upper floors; and
5. The proposal will retain or provide a shop front with a display function and entrances which relate well to the design of the host building and to the streetscene and its setting, in terms of its materials, form and proportion.

Within the defined retail centres of Ferndale, Hirwaun, Mountain Ash, Porth, Treorchy and Tonypany development proposals for Class A1, A2, A3 and other uses that will add vitality and viability to the retail centre by attracting footfall that benefits the daytime and evening economy will be permitted.

- 6.79 Primary shopping frontages have been redefined to cover the parts of the centre of Aberdare where Class A1 uses predominate. They relate to only the street level of premises. The clustering of A1 uses is considered beneficial for the vitality, viability and attractiveness of Aberdare retail centre. Therefore, in the primary shopping frontages, the policy gives priority firstly to A1 uses and secondly to A2 and A3 uses. The test of non-viability is included for flexibility to avoid long-term vacancies that would have a detrimental effect on the character and appearance of the primary retail frontage. Planning applications would need to be supported by evidence of a protracted history of vacancy or a lack of response to genuine efforts to market the premises for the preferred use over a significant period.
- 6.80 Within the Key Settlements of Ferndale, Hirwaun, Mountain Ash, Porth, Treorchy and Tonypany this policy recognises that A2 and A3 uses add to the vitality of a centre by attracting customers and increasing “footfall”. It also recognises that other uses can have the same effect – amusement centres, clinics, health centres, laundrettes, opticians, public service offices, surgeries, for example, but applications will need to be supported by evidence, for example footfall estimates, that the proposed use would comply with this policy.
- 6.81 The policy seeks daytime opening hours for A3 uses to encourage cafés and restaurants that complement the retail uses. Hot food takeaway premises that are closed during the day make a limited contribution to the vitality of retail centres, therefore in the larger centres further growth of these is discouraged.
- 6.82 Proposals for the change of use of retail units to residential within district and local centres will be assessed in accordance with Policy AW 11.

Policy NSA 20 - Major Road Schemes

In addition to those schemes identified in Policy CS 8 land will be safeguarded and provision made for the development of the strategic highway network in the Northern Strategy Area, including:-

1. Mountain Ash Southern Cross Valley Link;
2. Upper Rhondda Fach Relief Road; and
3. Mountain Ash Northern Cross Valley Link.

Policy NSA 21 - Park and Ride / Park and Share Provision

Provision for park and ride / park and share facilities will be provided within the following developments:-

1. Strategic Site 5: Land South of Hirwaun;
2. Land south of Ty Trevithick, adjacent to A470, Abercynon; and
3. Expansion of existing park and ride facilities, Robertstown.

6.83 In addition to the strategic schemes identified in Policy CS 8 the Council will promote the development of three further road schemes in the Northern Strategy Area. The schemes proposed in the Cynon Valley and Rhondda Fach are essential to improve accessibility for local residents to services and employment opportunities, improve the environment by removing vehicles from congested areas and importantly attract investment into the area.

6.84 Details of each of the proposed allocations are contained in Appendix 1.

6.85 Park and ride / park and share facilities provide an opportunity for work colleagues and business associates to meet and continue in one car or by bus for the remainder of their journey, thus reducing pollution and congestion.

6.86 An element of park and ride / park and share provision will be made within the car park of the proposed retail development at the Strategic Site 5: Hirwaun.

6.87 The position of the strategic site will assist in promoting shared journeys along the A465 / A4059 and A470 / A4059 Strategic Transport Corridors.

Policy NSA 22 - Rail Network And Station Improvements

Land will be safeguarded for rail network improvements along the route of; -

1. The former rail freight line between Aberdare and the former Tower Colliery, Hirwaun; and

For the provision of station improvements at:

2. The former Railway Site, Hirwaun;
3. The former Freight Head, Hirwaun.

- 6.88 With the closure of Tower Colliery in 2008 the freight line between Aberdare and Hirwaun is effectively redundant. The redevelopment of the former Tower Colliery site towards the end of the plan period for major residential, commercial and employment purposes presents an opportunity for the freight line to be reused and passenger rail services to be extended to Hirwaun.
- 6.89 The implementation of these services would provide an important new rail link between Rhondda Cynon Taf and Cardiff and assist in reducing congestion and promoting accessibility. The development will need to take into account the likely impacts on the Blaen Cynon Special Area of Conservation.

Policy NSA 23 - Cycle Network Improvements

The existing network of cycle paths and community routes will be extended, improved and enhanced to include schemes at:-

1. The Rhondda Community Route Network;
2. The Cynon Valley Cycle Route;
3. The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate;
4. Pontygwaith to Maerdy;
5. Cwmaman to Aberaman;
6. Lady Windsor to Llanwonno.

- 6.90 Cycling has potential to act as a substitute for shorter car journeys in urban or rural areas, or form part of a longer journey when combined with public transport. Within the County Borough there are two of the network's National routes. Lon Las Cymru runs north – south through Wales and links Holyhead with Cardiff utilising the Taff Trail within Rhondda Cynon Taf. The Celtic Trail – Lon Geltaidd, the National Route that links Chepstow and Fishguard, also uses the Taff Trail from Nantgarw and Abercynon to meet Pontypridd. From here the route heads west to Tonyrefail and the County Borough boundary.
- 6.91 The schemes allocated in Policy NSA 23 provide an opportunity to further develop and extend the cycle network throughout the Northern Strategy Area. It should be noted however, that definitive route alignments have not yet been prepared for all the proposals. In addition to the schemes listed, it is anticipated that further route proposals will be developed and implemented during the lifetime of the Plan.

Policy NSA 24 - Green Wedges

Green Wedges have been identified in order to prevent coalescence between and within settlements at the following locations:-

1. Land north of Tonyrefail (Trane Farm, Cae'r-lan Farm) and Penrhiwfer (Mynydd y Gilfach) (part);
2. Land between Penrhys (including Penrhys Cemetery) and Tylorstown;
3. Land between Penrhys and Llwynypia;
4. Land between Abernant (including Abernant Golf Course) and Cwmbach;
5. Land between Fernhill and Mountain Ash, including Victoria Pleasure Park;
6. Land north-east of Coed y Cwm and Grover's Field (Abercynon);
7. Land between Penywaun and Cwmdare / Trecynon.

Within these areas development that prejudices the open nature of the land will not be permitted.

- 6.92 Land on the urban fringe of many of the settlements in Rhondda Cynon Taf is vulnerable to speculative development proposals. The spread of development into the countryside can result in urbanisation of rural areas, incremental loss of important green space, coalescence of settlements and have a detrimental effect upon agriculture, the landscape and amenity value of land and the individual identity of settlements.

- 6.93 Although other policies in the plan are aimed at restricting development in the countryside, it is considered necessary to provide additional protection to areas of important and vulnerable open land by restricting development on the urban fringe and between settlements. Each of the Green Wedges has been identified following consideration of factors such as development pressure, urban form and the potential for eventual coalescence of settlements.

- 6.94 In the Northern Strategy Area Green Wedges have been designated specifically to prevent coalescence between and within settlements and to protect vulnerable land and urban form.

- 6.95 Details of each of the designations are contained in the Green Wedge Topic Paper.



Policy NSA 25 - Special Landscape Areas

Special Landscape Areas are identified at the following locations:

1. Mynydd y Cymmer;
2. Mynydd Troed y Rhiw Slopes;
3. Llwyncelyn Slopes;
4. Cwm Clydach;
5. Cynon Valley Northern Slopes;
6. Cwm Orci;
7. Rhondda Fawr Northern Cwm & Slopes;
8. Hirwaun Common, Cwm Dare & Cwm Aman; and,
9. Brecon Beacons Edge at Llwydcoed.

Development within the defined Special Landscape Areas will be expected to conform to the highest standards of design, siting, layout and materials appropriate to the character of the area.

6.96 Special Landscape Areas (SLAs) have been designated to protect areas of fine landscape quality within Rhondda Cynon Taf. The designation of these landscape areas has been undertaken at local level using a regionally agreed methodology. The methodology used to identify the SLA's in Rhondda Cynon Taf builds on the Countryside Council for Wales LANDMAP methodology and considers factors such as:

- Prominence;
- Spectacle – dramatic topography and views;
- Unspoilt areas - Pre-industrial patterns of land use;
- Remoteness and Tranquillity;
- Vulnerability and sensitivity to change;

- Locally rare landscape;
- Setting for special landscapes.

6.97 In order to protect the visual qualities of each SLA, development proposals within these areas will be required to conform to the highest possible design standards.

6.98 In the Northern Strategy Area, SLAs have been identified to protect the distinctive upland / valley landscape of the area. Particular consideration has been given to the protection of the unspoilt valley slopes and ridges which form a visual backdrop to the settlements of the area.

6.99 Details of the SLAs are contained in the Rhondda Cynon Taf Special Landscape Area Study (2007).



Policy NSA 26 - Cynon Valley River Park

Development that will contribute to the achievement of the Cynon Valley River Park Strategy will be supported. This includes:

1. Proposals for the protection, enhancement, enlargement, connectivity and management of important wildlife sites, species and features of nature conservation value and water quality.
2. Proposals to promote public access on foot and by cycle, mitigate and adapt to climate change, encourage health and well-being and support heritage and tourism.

Policy NSA 27 - Land Reclamation Schemes

Land reclamation schemes are proposed at the following locations;

1. Aberaman Colliery land reclamation scheme;
2. Tylorstown and Llanwonno land reclamation scheme;
3. Lewis Merthyr land reclamation scheme, Trehafod;
4. Gelli land reclamation scheme;
5. Craig-y-Dyffryn Tip land reclamation scheme, Cwmpennar / Cefnpennar, Mountain Ash;
6. Cefnpennar land reclamation scheme, Mountain Ash; and
7. Maerdy land reclamation scheme, Maerdy.

6.100 The Cynon Valley River Park has been identified locally as an important landscape feature. The flood plain provides a natural space for the River Cynon to move across the valley floor and to flood. Undeveloped flood plain is recognised as an important asset for accommodating floodwater, for wildlife habitat and for public open space. The Draft Cynon Valley River Park Strategy, 2007, updates previous policy, taking into account new development proposals and community aspirations, the adopted Local Biodiversity Action Plan and the Heads of the Valleys environmental programme. Protecting the River Cynon floodplain does not mean that the land is abandoned or that built development is banned. Instead the River Park aims to encourage positive use and management of the floodplain to provide space for natural processes, for wildlife and for people. The Strategy includes actions relating to climate change, biodiversity, the Cynon Trail, health and well-being and heritage and tourism.

6.101 The industrial history of Rhondda Cynon Taf means that there are sites requiring treatment and where land reclamation schemes are necessary to either ensure the long-term stability of the land or to prepare the land for future development. It should be noted that not all derelict land requires reclamation: some has reverted to nature and presents no significant safety issues, so that the balance of advantage to the public interest lies with leaving such sites undisturbed. The issue of eyesore removal refers to derelict land reclamation, which is closely related to the treatment of contaminated and unstable land. Some eyesores such as mineral workings or waste sites are created with planning permission subject to conditions devised to ensure restoration of the sites.

6.102 The schemes identified in Policy NSA 27 will form the basis for land reclamation schemes to be implemented in the Northern Strategy Area over the plan period.

Policy NSA 28 - Coleg Morgannwg, Aberdare

Land adjoining Coleg Morgannwg, Trecynon, Aberdare is allocated for education development.

6.103 A review of further education provision in Aberdare carried out jointly between the Education Authority and Coleg Morgannwg has identified a need to rationalise and upgrade education provision for this sector in Aberdare. The Coleg Morgannwg Estates Strategy rewritten in 2008 identifies this site as the principal location for new development in the Cynon Valley. The allocated site is in an accessible location in the Principal Town of Aberdare. As it adjoins the existing college campus, it could be developed as an expansion of that site, although independent access from the B4275 is feasible.



Southern Strategy Area: Sustainable Growth

- 6.104 The Southern Strategy Area comprises the Principal Towns of Pontypridd and Llantrisant (including Talbot Green), Key Settlements of Tonyrefail and Llanharan and Small Settlements of Church Village, Efail Isaf, Beddau, Llanharry, Gilfach Goch, Glyncoch, Cilfynydd, Hawthorn, Tonteg, Llantwit Fardre, Rhydyfelin, Treforest, Taffs Well and Pontyclun.
- 6.105 In contrast to the North, the Southern Strategy Area has seen significant growth over the last 10 years. The key location of the Southern Strategy Area means that it has a vital role to play in ensuring the future economic prosperity of Rhondda Cynon Taf. The ability of the Southern Strategy Area to absorb further growth at existing rates, without social and environmental degradation, is however, being tested. Economic growth must be carefully managed in order to ensure that the social and environmental needs of the Strategy Area are fully addressed.

Southern Strategy Area Policies

The Strategy Area Policies are as follows:-

Policy SSA 1 - Development in the Principal Town of Pontypridd

Proposals for residential and commercial development within the defined town centre of Pontypridd will be permitted where the development:-

1. Reinforces the role of Pontypridd as a Principal Town;
2. Respects the culture and heritage of Pontypridd;
3. Is of a high standard of design and makes a positive contribution to the townscape in the defined town centre;
4. Contributes to the enhancement of Ynysangharad Park;
5. Integrates positively with the existing built form;
6. Promotes opportunities for new retail, tourism and leisure development;
7. Promotes walking and cycling;
8. Promotes accessibility to services by a range of sustainable modes of transport.

- 6.106 Pontypridd is the County Town of Rhondda Cynon Taf. 'A town for all tastes'- Pontypridd is a bustling traditional market town, which grew significantly as a result of the industrial revolution in the 18th Century. The impact of this industrial heritage is evident in the physical environment of the town. The town centre of Pontypridd accommodates a range of civic and community uses, a retail offer that includes a mixture of well known high street retailers and a number of smaller independent traders and an historic urban park. The town is served by excellent public transportation links which provide access to all parts of the County Borough and the wider region.

- 6.107 The LDP will support the regeneration of Pontypridd by providing a policy context that encourages new residential and commercial development within the town centre. The Council will support proposals that promote the re-use of vacant and under used floor space, new retail development including the provision of cafés and restaurants, the provision of new employment and residential accommodation, developments that are in sustainable locations and improvements to the public realm.
- 6.108 Residential and employment development within the defined town centre will be permitted where the role of the town centre is supported. Proposals that would result in the loss of key services and facilities, retail and commercial units or other uses important to the role of the town centre will not be supported by this policy.
- 6.109 The Pontypridd Town Centre Regeneration Strategy (2005) is currently under review. Once the revised strategy is complete, the document will be issued as Supplementary Planning Guidance.
- 6.110 Key elements in the regeneration of Pontypridd are proposals to pedestrianise the town centre.

Policy SSA 2 - Pontypridd Town Centre Enhancement

In order to improve the streetscape and retail environment in Pontypridd Town Centre, parts of Taff Street, Mill Street and High Street will be pedestrianised.

- 6.111 This scheme will involve the pedestrianisation of Taff Street southwards from its junction with Crossbrook Street, High Street up to its junction with Broadway, Mill Street and Peniel Lane by means of a prohibition of driving. This will exclude traffic for much of the shopping day which will benefit the environment and ensure the safety of shoppers and visitors to the town centre. The streetscape of the area will be improved by a programme of works in which the street will be resurfaced and new street furniture and landscaping features provided. It is anticipated that these proposals will form an important and integral element of the regeneration strategy for the town centre.

Policy SSA 3 - Development in the Principal Town of Llantrisant / Talbot Green

Proposals for residential and commercial development at Llantrisant / Talbot Green will be permitted where the development:-

1. Reinforces the role of Llantrisant / Talbot Green as a Principal Town;
2. Respects the culture and heritage of Llantrisant / Talbot Green;
3. Is of a high standard of design and makes a positive contribution to the townscape in the defined town centre;
4. Integrates positively with existing development;
5. Promotes opportunities for new retail, tourism and leisure development;
6. Manage sites of importance for nature conservation;
7. Makes a positive contribution to the reduction of congestion by promoting accessibility to services by a range of sustainable modes of transport including public transport links with the North West of Cardiff; and
8. Improves the provision of car parking.

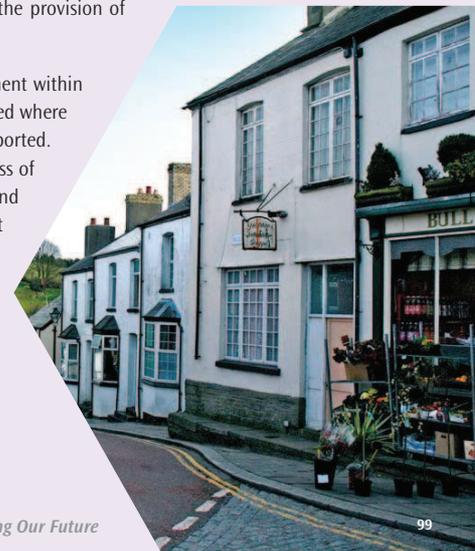
6.112 The Principal Town of Llantrisant / Talbot Green combines the cultural and historic town of Llantrisant with the commercial and residential centre of Talbot Green. The area provides a rich mix of a historic town that acts as a centre for culture and the arts with a vibrant commercial and retail centre. Llantrisant / Talbot Green is a key part of the Capital Region benefiting from excellent links with both Cardiff and the M4 motorway. The area is identified by the Wales Spatial Plan as a Strategic Opportunity Area.

6.113 Since local government reorganisation in 1996 the Llantrisant / Talbot Green area has seen significant expansion. This is a trend set to continue with proposals for a large-scale residential, retail and employment development at Strategic Site 7: Mwyndy / Talbot Green and additional residential allocations within the vicinity.

6.114 The continued success of Llantrisant / Talbot Green as a centre for residential and commercial development is essential for the long-term economy of Rhondda Cynon Taf and the Capital Region. Large scale and major proposals will be required to demonstrate how they will support the wider capital region including the North West of Cardiff.

6.115 The Council will support opportunities for development in Llantrisant / Talbot Green for new residential and commercial development that respect the culture, heritage and natural environment of the area and makes a positive contribution to the provision of local services and reducing congestion.

6.116 Residential and employment development within the defined town centre will be permitted where the role of the town centre is supported. Proposals, which would result in the loss of key services and facilities, retail and commercial units or other uses important to the role of the town centre, will not be supported by this policy.



Policy SSA 4 - Development in the Key Settlement of Tonyrefail

Proposals for residential and commercial development within the Key Settlement of Tonyrefail will be permitted where the development:-

1. Supports and reinforces the role of the centre as a Key Settlement;
2. Is of a high standard of design and integrates positively with existing development;
3. Promotes the beneficial re-use of vacant and underused floor space;
4. Supports the provision of local services; and
5. Promotes accessibility to services by a range of sustainable modes of transport.

6.117 Tonyrefail is situated in the Ely Valley close to the Principal Town of Llantrisant / Talbot Green. The town over recent years has experienced significant new residential development. The trend is likely to continue with additional land allocated for residential development in the LDP. The settlement also has a small retail centre, business / industrial units and community facilities.

6.118 Whilst the settlement has experienced significant residential growth, this has not been matched by the provision of new community or commercial facilities.

6.119 The Tonyrefail Town Centre Regeneration Strategy identifies a number of opportunities for redevelopment within the town centre. These include:-

- Improvements to the public realm;
- Provision of new employment, retail and community facilities;
- Improvements of accessibility and provision of car parking in the town centre.

6.120 Opportunities exist within the settlement of Tonyrefail for new residential and commercial development that can support the process of regeneration. The Council will support proposals that promote the re-use of vacant and under used floor space and buildings, new retail development that is of a scale that meets the needs of the community without compromising the future viability of the town centre and small-scale employment developments that are in sustainable locations.

6.121 Residential and employment development within the defined town centres will be permitted where the role of the town centre is supported. Proposals, which would result in the loss of key services and facilities, retail and commercial units or other uses important to the role of the town centre, will not be supported by this policy.

Policy SSA 5 - New Educational Facilities

Land will be made available within the proposed residential development at Trane Farm, Tonyrefail and land south of The Ridings, Tonteg and east of Station Road, Church Village as defined by Policy SSA 10 for the provision of new educational facilities.

6.122 For the purpose of this policy educational facilities include the provision of new and / or improved primary and secondary schools and new or improved library facilities.

6.123 The LDP allocates land for the construction of 1,280 new dwellings in Tonyrefail during the period 2006 – 2021. The development at Trane Farm proposes the construction of 700 new dwellings; this site in particular will place additional demands on the existing educational provision in the Key

Settlement. In order to accommodate the need for additional education facilities, land for them will be made available within the residential development at Trane Farm. Equally the development of 500 dwellings on land south of the Ridings, Tonteg will necessitate the provision of a new primary school. The Trane Farm primary school will be funded by contributions from the developers of all schemes of 10 or more dwellings in the Tonyrefail area. Each contribution is to be calculated in proportion to the size of the scheme, in accordance with the Planning Obligations Supplementary Planning Guidance.

Policy SSA 6 - Development in the Key Settlement of Llanharan

Proposals for residential, commercial and community development within Llanharan will be permitted where the development:-

1. Is of a high standard of design and integrates positively with existing development;
2. Makes a positive contribution to the provision and improvement of community and educational facilities;
3. Promotes opportunities for new retail and tourism development;
4. Promotes accessibility to services by a range of sustainable modes of transport;
5. Does not result in the loss of local retail or community facilities; and
6. Does not result in the loss of important open space within the settlement.

6.124 Llanharan is located in the Ewenny Valley and is situated close to the municipal boundary with Bridgend. Llanharan is a modest sized

settlement that has seen a relatively large amount of development in recent years. This growth has not been supported by the increased provision of local services and facilities.

6.125 Through the identified Strategic Site at Llanilid, which includes large-scale residential and commercial proposals, Llanharan will continue to experience significant new development. The Council recognises that new development must be supported by appropriate local services and infrastructure in order to meet the needs of the existing and future community.

6.126 The Llanharan Village Study made an assessment of the current provision in the settlement and makes recommendations on the sustainable enhancements of this key settlement. The study identifies the supply, nature and quality of local facilities and the extent to which they are presently serving the needs of the local community.

6.127 The report made recommendations on the need for improvements and development of key sectors. In particular the need for improvements in the retail, leisure and education sectors including supporting the current offer and encouraging further provision. The need for new facilities was identified in relation to libraries, tourism and health to meet current demand. The report indicated that many of the community centres were sub-standard and that opportunities exist in the creation of multifunctional buildings. The report also identified the need to create sustainable access to employment opportunities and to encourage the sustainable use and improvement of the transportation network.

6.128 Policy SSA 6 provides a framework for future development in Llanharan that meets the needs of the current and future populations.

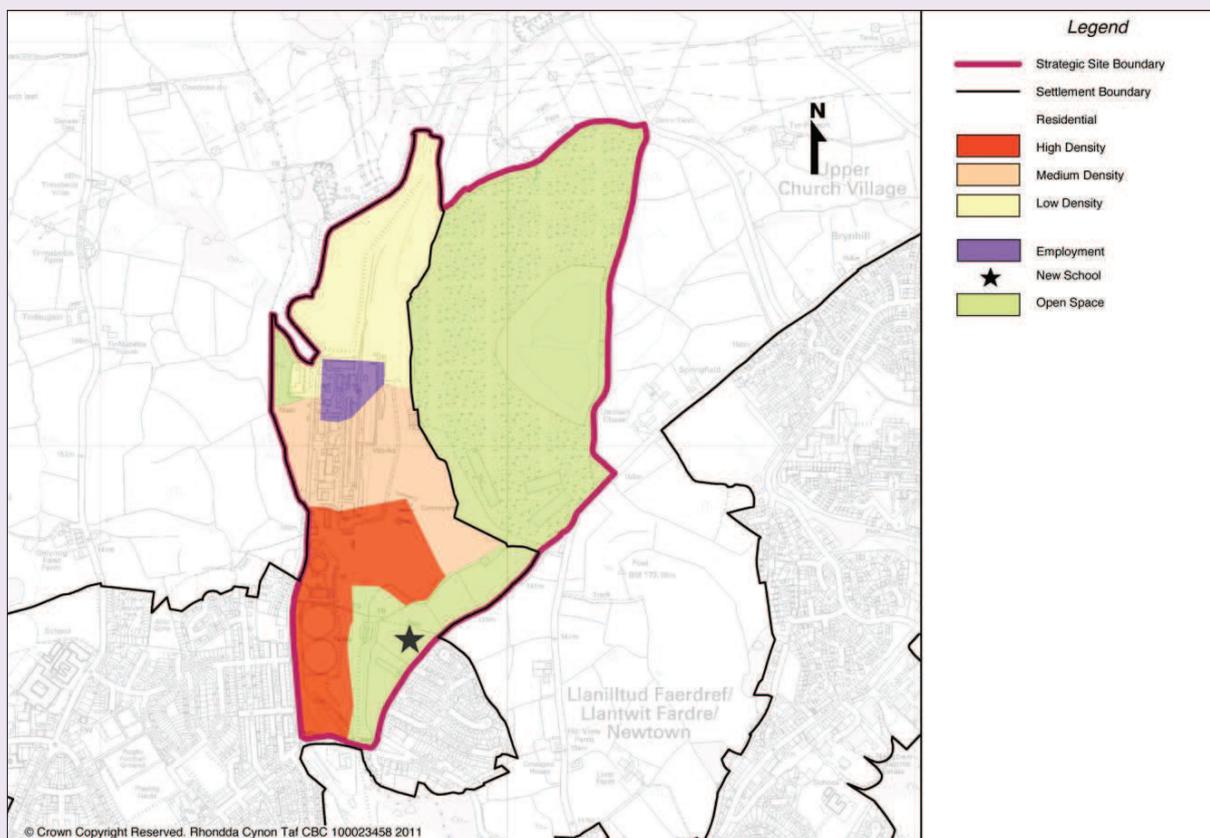
Policy SSA 7 - Former Cwm Colliery and Coking Works, Tyn-y-nant, Pontypridd

In accordance with Policy CS 3 land is allocated at the Former Cwm Colliery and Coking Works, Tyn-y-nant for the construction of between 800 and 950 dwellings, 1.9 hectares of employment land, a new primary school and associated informal amenity space in a landscape setting. Development on the strategic site will be subject to a large-scale reclamation scheme.

- 6.129 The former Cwm Colliery and Coking Works site adjoins the settlement of Tyn-y-nant and Beddau, in the Southern Strategy Area. 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.
- 6.130 The Council's vision for the Strategic Site is as an attractive residential development with employment uses, community uses and open space in a restored landscape setting.
- 6.131 The site is subject to a number of constraints most notably:
- Existing disused coking works;
 - Listed buildings;
 - Ground contamination;
 - Colliery tips;
 - Sites of importance for nature conservation;
 - Flood risk.
- 6.132 The Council has assessed the development potential of the Former Cwm Colliery and Coking Works site in detail and would wish to see a proposal that addresses the following elements:
- a) Residential development consisting between 800 - 950 dwellings in three areas:
 - higher density adjoining Tyn-y-nant;
 - medium density in the centre of the site; and
 - lower density on the colliery plateau.
 - b) Employment development – potentially around listed towers, although subject to suitable masterplanning, also suitable elsewhere on site.
 - c) Primary school, near Croescade Road;
 - d) Restoration of the colliery tips and habitat enhancement to form accessible open space;
 - e) Protection of the site of importance for nature conservation in Croescade Road;
 - f) Corridors of green space through the site, along the restored and enhanced channels of the Nant Myddlyn and the Croescade tributary;
 - g) Access – a new north-south spine road from Parish Road to replace the existing industrial access road, with a subsidiary east-west link from north of Windsor Gardens to Croescade Road.
- 6.133 Phasing – No more than 25% of the residential development shall be completed before the new access from Parish Road is opened.

Policy SSA 7 - Former Cwm Colliery and Coking Works, Tyn-y-nant, Pontypridd

Indicative Concept Plan



Policy SSA 8 - Mwyndy / Talbot Green Area

In accordance with Policy CS 3 land is allocated at Mwyndy / Talbot Green Area for the construction of 500 dwellings, 15 hectares of employment land, 23,400m² net new retail floor space, 10,000m² net of leisure floor space, a primary school, library / community facility and informal amenity space in a landscape setting.

6.134 The site comprises land for retail, commercial, educational, civic, employment and residential uses. Development of these sites will require significant improvements to the transportation network in the area.

6.135 Development of this large-scale site would consolidate the urban form of Llantrisant / Talbot Green 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.

6.136 The Council's vision for the Strategic Site is the strengthening of the Llantrisant / Talbot Green Principal Town through the provision of a new town centre, residential development with a local centre, employment development, major green spaces and a new road link.

6.137 The site is subject to a number of constraints most notably:-

- Access;
- Flood risk;
- Sites of importance for nature conservation;
- Sand and gravel reserves;
- Llantrisant Depot safety distance zones.

6.138 The Council has assessed the development potential of the Mwyndy / Talbot Green site in detail and would wish to see a proposal that addresses the following elements:-

Cowbridge Road:

The area of land cross hatched on the indicative concept plan will accommodate a retail development of approximately 0.5 hectares and link road connecting the new town centre with the A473. The balance of the land will remain undeveloped.

a) New Town Centre on the Leekes / Staedtler / Purolite site, comprising:

- 3,700 m² net convenience retail floor space
- 19,500 m² net comparison retail floor space
- Pub / café
- 10,000 m² net leisure floor space
- Library
- Focal public space plus sensitively integrated car parking
- Public transport hub
- Pedestrian and cycle links over the A473 at Cowbridge Road and Glamorgan Vale retail park
- Main road connections at Cowbridge Road and Glamorgan Vale roundabout
- The new town centre will be laid out in a manner that reflects the characteristics of a town centre, with a range in the size of new retail units to be provided.

b) Residential development of 100 apartments and town houses;

Clun Corridor

c) The corridor of the River Clun, including Coed-yr-hendy, Pant Marsh and Cefn-yr-parc Cemetery, is to be retained and managed as a green corridor;

Mwyndy Cross

- d) A major business park is proposed for B1 office development fronting the A4119 at Mwyndy Cross with a grade-separated junction. An extensive landscape buffer zone will be provided in the northern part of the site to screen the Business Park from the cemetery.
- e) Land to the east is to remain in agricultural use: Llantrisant Depot is also to remain for storage use.

Cefn-yr-Hendy

- f) Residential development of 400 dwellings adjoining the existing residential area, served from the existing spine road roundabouts, new primary school and local centre. The residential development will be built at a range of densities, with higher density development to be constructed between the existing housing development and the A4119 and lower density to be constructed on land adjacent to existing housing development on the northern boundary of the site. Consideration will be given to locating the proposed primary school in the central section of the site close to Cefn-parc Farm. In order to protect wider visual amenities a landscape buffer will be placed along the northern boundary of the site. The proposed local centre will comprise a maximum of 200m² net sales floorspace, designed to cater for local residents. Typically, this would include a mixture of convenience and comparison floorspace.

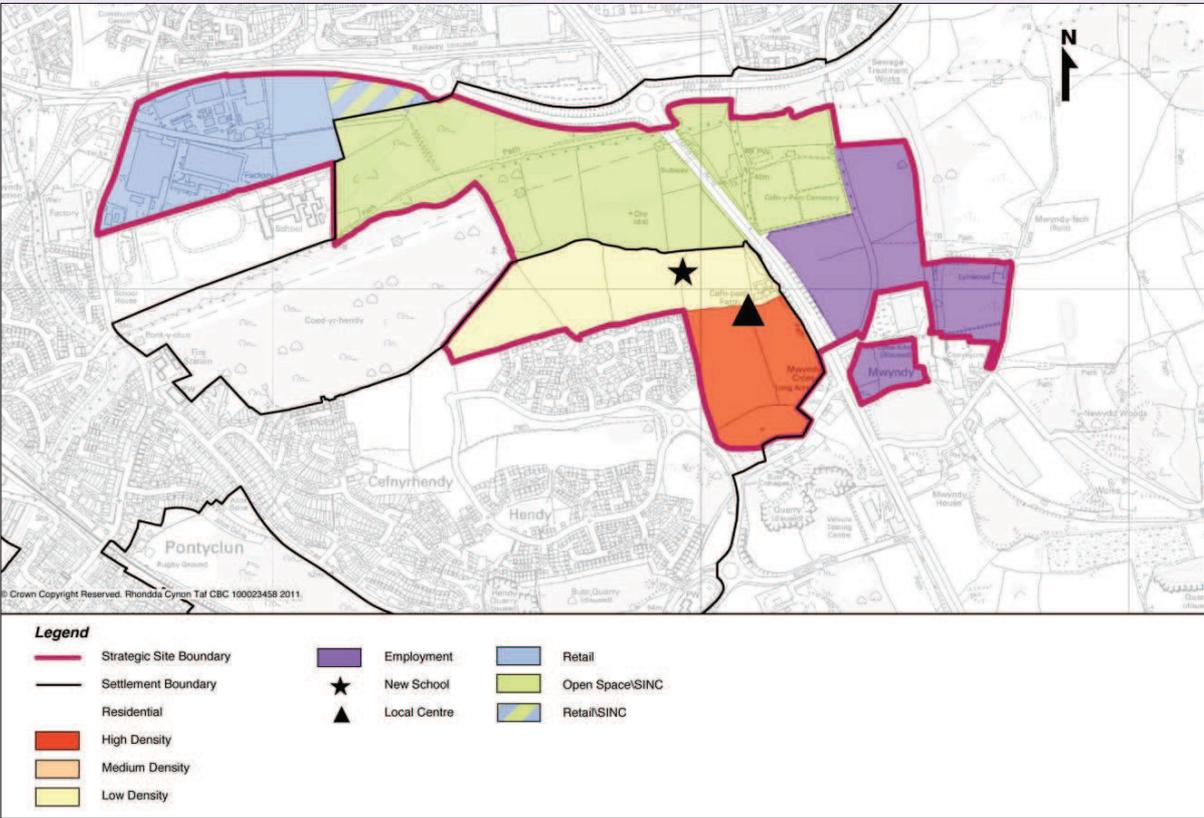
6.139 Phasing – To reduce the risk of an over-supply of comparison goods floorspace significantly in advance of the identified need for that floorspace, the retail development of the Cowbridge Road area shall be carried out in two phases. Until 1 June 2016 the construction of new retail

floorspace will be limited to a new convenience goods floorspace of 3,700 m² net, new comparison goods floorspace of 2000m² net and the replacement of the existing Leekes floorspace with an equivalent amount of new comparison goods floorspace to that existing on those premises at the date of the adoption of the LDP. In the Mwyndy Cross and Cefn-yr-Hendy areas, no more 25% of dwellings and 25% of gross employment buildings floorspace shall be completed before the proposed A4119 grade-separated junction is open. In the Cefn-yr-Hendy area, no more than 75% of dwellings shall be completed before the proposed local centre is completed.



Policy SSA 8 - Mwyndy / Talbot Green Area

Indicative Concept Plan



Policy SSA 9 - Former OCC Site Llanilid, Llanharan

In accordance with Policy CS 3 land is allocated at the Former OCC Site Llanilid, Llanharan for the construction of between 1950 – 2100 dwellings, 2500m² net retail floor space, a medical centre, library / community facility, a new primary school and associated public open space. Development on the strategic site will be subject to a large-scale reclamation scheme. Access to the site will be provided by the construction of the A473 Llanharan bypass as defined Policy SSA 18 or appropriate alternative access.

6.140 The Strategic Site includes part of the former open cast coal (OCC) site in Llanilid. The large-scale residential allocation is intended to build upon and support the regionally important Film Studio Development for which planning permission has previously been granted on the adjacent southern part of the OCC site.

- 6.141 The planning permission for the southern part of the OCC site comprises:
- A film studios complex including production and post production facilities, administration, core services, celebrity residences, parking, a film back lot, a golf course and clubhouse and film academy;
 - Leisure complex including leisure attractions, themed retail outlets, restaurants / fast food counters, a multiplex cinema and parking;
 - Associated developments comprising hotel and conference centre with health spa, offices, business parks, warehousing and light industrial, hospital, budget hotel and petrol station;
 - A motorway junction, new roundabout on the A473 and pedestrian and cycle routes throughout site.

6.142 The permission for the southern part of the site has been partially implemented and therefore the site is regarded as a planning commitment. It is therefore not necessary to include any elements of the Film Studio development in the allocation made in policy SSA 9. The implementation of the of the film studio development to date comprises the construction of:

- 4 silent stages, and
- A new access road from the A473.

6.143 The Council's vision for the OCC site as a whole is the enhancement of Llanharan (with Brynna and Bryncae) as a Key Settlement in Rhondda Cynon Taf, through residential, employment, leisure and community development, and restoration and enhancement of the landscape and habitats.

6.144 The allocation site is subject to a number of constraints most notably:

- Ground conditions
- Sites of Importance for Nature Conservation.

6.145 The Council has assessed the development potential of the former OCC Site Llanilid in detail and would wish to see a proposal for the northern part that comprises the following elements:

- a) Residential development of between 1,950-2,100 dwellings in three areas:
- Higher density south of New Road adjoining the proposed New Llanharan Centre;
 - Medium density south of New Road adjoining the proposed bypass; and
 - Lower density north of New Road, with medium density near the New Llanharan Centre.

- b) New Llanharan Centre – south of New Road, comprising:
- New primary school;
 - Medical centre providing between 600 – 800m² net floorspace;
 - Library / Community Centre;
 - Foodstore of 2,000m² net and other retail units up to a maximum 500m² net;
 - Pub / café;
 - Apartments on upper floors;
 - Small offices;
 - Focal public space with car parking sensitively integrated.
- c) Landmark feature;
- d) Sports pitches – on land off Llanharan Road;
- e) Accessible open space in three areas:
- Woods and ponds south of New Road between the proposed New Llanharan Centre and Dolau Primary School;
 - Woods, fields and pond north of the Silent Stages roundabout;
 - Wedge between Bryncae and the railway line.
- f) Ecological mitigation and enhancement including:
- The retention of existing trees and hedgerows, and
 - Provision and enhancement of green corridors to ensure connectivity between habitats.
- g) Access – Improvements to the A473 including the provision of the Llanharan Bypass or appropriate alternative access.

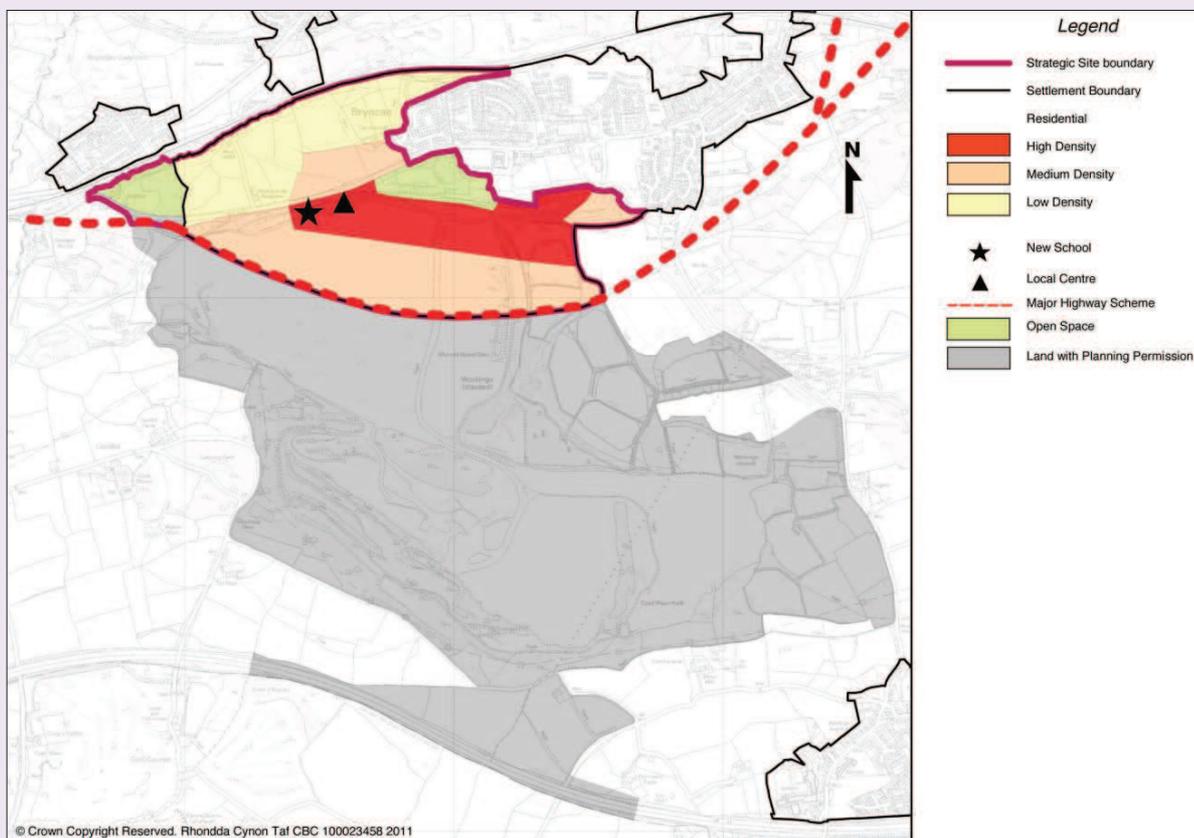
6.146 Phasing – no more than 25% of the proposed residential development north of the Llanharan bypass route excluding existing commitments (2008) shall be completed before the whole Llanharan bypass is opened, unless it can be demonstrated through an agreed transport assessment that appropriate alternative access can be achieved. No more than 75% of the proposed residential development north of the Llanharan bypass route excluding existing commitments (2008) shall be completed before the local centre is completed.

6.147 The provision of land for the construction of between 1700 – 1850 dwellings is in addition to the land for the construction of 248 dwellings which was granted planning permission in 2008. The upper limit of 2100 set out in the policy text is inclusive of the extant permission for 248 dwellings.



Policy SSA 9 - Former OCC Site Llanilid, Llanharan

Indicative Concept Plan



Policy SSA 10 - Housing Allocations

In accordance with Policy CS 4 land is allocated in the Southern Strategy Area for residential development on non-Strategic Sites in the following locations:-

Site Name	Dwellings
1. Cefn Lane, Glyncoch	30
2. Trane Farm, Tonyrefail	700
3. Collenna Farm, Tonyrefail	25
4. Bryngolau, Tonyrefail	50
5. Site of the former Hillside Club, Capel Hill, Tonyrefail	40
6. Land east of Mill Street, Tonyrefail	100
7. Land at Gwern Heulog, Coed Ely.	150
8. Land rear of Tylcha Wen Terrace, Tonyrefail.	30
9. Land Part of Tylcha Ganol Farm, south of Mill Street, Tonyrefail.	85
10. Land East of Hafod Wen and North of Concorde Drive, Tonyrefail.	100
11. Land south of Brynna Road, Brynna	200
12. Land east of Dolau County Primary School, Bridgend Road, Bryncae	130
13. West of Llechau, Llanharry	90
14. Penygawsi, Llantrisant	40

Site Name	Dwellings
15. Land south of Brynteg Court, Beddau	150
16. The Link Site, Pen-yr-eglwys, Church Village	160
17. Glyntaff Farm, Rhydyfelin	80
18. Land south of The Ridings, Tonteg and east of Station Road, Church Village.	500

6.148 During the period 1991 to 2001 the population of the Southern Strategy area grew by 10%. House building rates for 2001 – 2006 indicate that this trend is set to continue with 2,954 new dwellings being constructed during the period. In order to manage the growth of the residential market in the Southern Strategy Area the LDP has allocated land for the construction of 2,660 dwellings on 18 sites throughout the Southern Strategy Area. The sites allocated have been selected in accordance with the criteria contained in Policy AW 2 and will seek to reinforce the roles of the Principal Towns and Key Settlements.

6.149 Proposals for the development of the Strategic Sites are contained in Policy CS 3. Details of the non-Strategic Sites are contained in Appendix 1.

Policy SSA 11 - Housing Density

Proposals for residential development will be permitted where the net residential density is a minimum of 35 dwellings per hectare. Lower density levels may be permitted where it can be demonstrated that:

1. They are necessary to protect the character of the site or the surrounding area; or
2. They are necessary to protect the amenity of existing or future residents; and
3. They still make adequately efficient use of the site.

6.150 The Southern Strategy Area is an area of extensively low lying, undulating land, which has allowed for the creation of nucleated settlement patterns. Whilst many settlements retain areas of high-density Victorian housing, the fundamental character of these areas has been altered significantly by the construction of a number of large, low density, mono use housing developments. Many of the new estates have been constructed at density levels as low as 20 dwellings per hectare.

6.151 In order to ensure that land is used efficiently and results in the creation of mixed use sustainable communities a minimum density level of 35 dwellings per hectare will be required. Development that proposes lower density levels will only be permitted where it can be demonstrated that the proposed density level makes the most effective use of the land and does not adversely affect the character of the site or surrounding area. Equally, developments that propose higher densities will be given favourable consideration where it can be demonstrated that the proposal will not have an adverse impact on the character of the site or surrounding area.

Policy SSA 12 - Affordable Housing

The provision of 20% affordable housing will sought on sites of 5 units or more.

6.152 In order to ensure the supply of affordable housing in the Southern Strategy Area, the Council will seek the provision of at least 20% affordable housing on sites of 5 units. Contributions for affordable housing will take the form of on site provision and commuted sums for off site provision. The provision of affordable housing off site will take the form of commuted sums, to be used to fulfil the aims of the Council's Local Housing Strategy. These include:

- On-site provision;
- Off-site provision, and
- Financial contributions.

6.153 The Council's preference is for the on-site provision of affordable housing in order to encourage mixed, balanced and inclusive communities. Off-site provision will only be considered in lieu of on-site provision in exceptional circumstances. Where the Council considers that off site provision is acceptable the affordable housing provided should be of the same quantity, type and quality as that which would have been provided on-site.

6.154 The percentage target for the Southern Strategy Area recognises the comparative strength of the housing market. The number of units sought may be reduced where it is clearly demonstrated that a site's location, the presence of abnormal development costs or other individual circumstances of the development, would result in the development not

being economically viable with the above contribution threshold. The Council will require evidence to support any proposed reduction in the provision of affordable housing.

6.155 When calculating the required level of provision and / or contribution to the re-use / rehabilitation of older housing stock, the Council will consider the gross development area, including where appropriate land shown outside the development site, rather than solely relying on the number of units proposed in a planning application. This will ensure that where sites are developed on a piecemeal basis, the appropriate level of contribution is secured based on the size of the overall developable area.

6.156 Further advice is contained in Supplementary Planning Guidance on Affordable Housing.



Preserving Our Heritage, Building Our Future

Policy SSA 13 - Housing Development Within Settlement Boundaries

Development will be permitted within the defined settlement boundaries where it can be demonstrated that:-

1. The proposed development does not adversely effect the provision of open space;
2. The proposed development is accessible to local services by a range of modes of sustainable transport, on foot or by cycle;
3. The proposed development does not adversely effect the provision of car parking in the surrounding area;
4. The site is not contaminated or subject to land instability or is capable of being appropriately remediated.

Development proposals within the defined settlement boundaries will only be permitted where they will not prejudice the development of the Strategic Sites.

6.157 The aim of this policy is to provide a framework for the development of unallocated land within the principal towns, key settlements and smaller settlements of Church Village, Efail Isaf, Beddau, Llanharry, Gilfach Goch, Brynsadler, Glyncoch, Cilfynydd, Hawthorn, Tonteg, Llantwit Fardre, Rhydyfelin and Taffs Well for residential purposes. Past completion rates have demonstrated that the development of unallocated or 'windfall' sites within existing settlements can make an important contribution towards housing land supply.

6.158 The settlements in the Southern Strategy Area have absorbed a significant amount of new development during the last decade. In order to protect the identity of these settlements, ensure the efficient use of land and protect the countryside from urbanisation and incremental loss, development will not be permitted outside the defined settlement boundaries.

Policy SSA 14 - Employment Allocations

In accordance with Policy CS 6 land is allocated in the Southern Strategy Area for employment development on non-Strategic Sites in the following locations:-

Site	Use	Size (hect)
1. Coed Ely, Tonyrefail	B1, B2	14.32
3. Land South of Gellihirion Industrial Estate, Pontypridd	B2, B8	1.47

Policy SSA 15 - Retail Allocations

In accordance with Policy CS 7 land is allocated in the Southern Strategy Area for retail development at the following locations:

Site	Floorspace
1. Land adjacent to Pontypridd Retail Park Either for comparison goods sale Or for convenience goods sales	5,500m ² net 3,500m ² net
2. Strategic Site 8: Former OCC Site, Llanilid, Llanharan	2,000m ² net
3. Land East of Mill Street, Tonyrefail	2,000m ² net

- 6.159 Policy SSA 14 allocates a total of 15.79 hectares for employment use within the Southern Strategy Area. The sites have been selected specifically to support the Principal Town and Key Settlements of the Southern Strategy Area and to promote growth in the local economy.
- 6.160 Proposals for the development of the Strategic Sites are contained in policies NSA 4 to NSA 8 and SSA 7 to SSA 9. Details of the non-Strategic Sites are contained in Appendix 1.

- 6.161 Policy SSA 15 proposes the construction of 7,500m² net or 10,050m² net of new retail floor space within the Southern Strategy Area over the plan period. The provision will comprise a combination of convenience (food) and comparison (non-food) provision. The sites have been selected specifically to support the Principal Towns and Key Settlements and to ensure the provision of modern and accessible retail facilities in the Southern Strategy Area. The alternative capacities specified for site 1 reflect the differing car parking requirements of the alternative retail formats.
- 6.162 Details of each of the proposed allocations are contained in Appendix 1.



Policy SSA 16 - The Retail Hierarchy

The hierarchy of retail centres in the Southern Strategy Area is defined as follows:

1. Principal Town Centres: Pontypridd and Llantrisant (Including Talbot Green);
2. Key Settlements: Llanharan and Tonyrefail;
3. Local and Neighbourhood Centres: Church Village (Centre); Llantrisant Old Town, Pontyclun, Rhydyfelin, Taffs Well, Tonteg (Precinct), Treforest and Tyn-y-Nant.

Proposals for retail development or changes of use to retail uses inside the defined boundaries, which would maintain or enhance a centre's position in the retail hierarchy will be permitted.

- 6.163 The centre at the head of the hierarchy for Rhondda Cynon Taf is the regional centre of Cardiff City centre. This has good road and rail access from most parts of the Plan area, and is the main destination for occasional comparison (non-food) shopping.
- 6.164 The principal town centres of Pontypridd and Llantrisant (including Talbot Green) are expected to perform a sub-regional retail role, principally serving the residents of the Ely and Rhondda Fawr valleys in the case of Llantrisant / Talbot Green, and the Taff and Rhondda Fach valleys in the case of Pontypridd (although there are no rigid divisions). The emphasis in the Principal Town centres will be on a good balance between comparison (non-food) and convenience (food) shopping.
- 6.165 The Key Settlement centres of Llanharan and Tonyrefail are expected to act as district centres, where the emphasis will be on convenience (food) shopping with an element of day-to-day comparison (non-food) shopping.

Policy SSA 17 - Retail Development in the Retail Centres of Principal Towns and Key Settlements

New and improved retail (Class A) facilities and other uses that are appropriate within the town centres will be permitted within the retail centres of Pontypridd and Llantrisant/Talbot Green where:-

1. The proportion of other Class A2 or A3 units does not rise above 25% of frontage length of the defined primary shopping area;
2. The number of frontage lengths and distribution of other Class A2 or A3 uses in the frontages do not create an over-concentration of uses detracting from its established retail character;
3. The proposed use will provide a direct service to visiting members of the general public and generate sufficient day time and evening pedestrian activity to avoid creating an area of relative inactivity in the shopping frontage;
4. The proposal does not prejudice the effective use of upper floors, retaining any existing separate access to upper floors; and
5. The proposal will retain or provide a shop front with a display function and entrances which relate well to the design of the host building and to the streetscene and its setting, in terms of its materials, form and proportion.

Within the defined retail centres of Llanharan and Tonyrefail development proposals for Class A1, A2, A3 and other uses that will add vitality and viability to the retail centre by attracting foot fall that benefits the daytime and evening economy will be permitted.

6.166 Primary shopping frontages have been redefined to cover the parts of the centre of Pontypridd where Class A1 uses predominate. They relate to only the street level of premises. The clustering of A1 uses is considered beneficial for the vitality, viability and attractiveness of Pontypridd retail centre. Therefore, in the primary shopping frontages, the policy gives priority firstly to A1 uses and secondly to A2 and A3 uses. The test of non-viability is included for flexibility to avoid long-term vacancies that would have a detrimental effect on the character and appearance of the primary retail frontage. Planning applications would need to be supported by evidence of a protracted history of vacancy or a lack of response to genuine efforts to market the premises for the preferred use over a significant period. No primary shopping frontages have been identified in Llantrisant/Talbot Green.

6.167 Within the Key Settlements of Llanharan and Tonyrefail this policy recognises that A2 and A3 uses add to the vitality of a centre by attracting customers and increasing “footfall”. It also recognises that other uses can have the same effect – amusement centres, clinics, health centres, laundrettes, opticians, public service offices, surgeries, for example, but applications will need to be supported by evidence, for example footfall estimates, that the proposed use would comply with this policy. The policy seeks daytime opening hours for A3 uses to encourage cafés and restaurants that complement the retail uses. Hot food takeaway premises that are closed during the day make a limited contribution to the vitality of retail centres, therefore in the larger centres further growth of these is discouraged.

Policy SSA 18 - Major Road Schemes

In addition to those schemes identified in Policy CS 8 land will be safeguarded and provision made for the development of the strategic highway network in the Southern Strategy Area, including:

1. A473 Llanharan Bypass, and
2. A473 Talbot Green Bypass Dualling.

6.168 In addition to the strategic schemes identified in Policy CS 8 the Council will promote the development of two further road schemes in the Southern Strategy Area. The schemes proposed are essential to improve accessibility for local residents to services, and improve the environment by removing vehicles from congested routes.

6.169 Details of each of the proposed allocations are contained in Appendix 1.





Policy SSA 19 - Rail Network And Station Improvements

Land will be safeguarded for rail network improvements along the route of:-

1. The former rail freight line between Pontyclun and Beddau;

And for the provision of new stations at:

2. Cowbridge Road, Talbot Green;

3. Cardiff Road, Llantrisant;

4. Llantrisant Road, Gwaun Miskin; and

5. Parish Road, Tyn-y-Nant.

6.170 The provision of a new passenger rail service between Pontyclun and Beddau is a key part of the South East Wales Transport Alliance's Rail Strategy. The scheme involves the introduction of passenger services on a former freight line between Pontyclun and Beddau and the development of new railway stations at Talbot Green, Llantrisant, Gwaun Miskin and Beddau (Tyn-y-Nant).

6.171 The implementation of this service would provide an important new rail link between Rhondda Cynon Taf and Cardiff and assist in reducing congestion and promoting accessibility.

Policy SSA 20 - Park and Ride / Park and Share Provision

Provision for park and ride / park and share facilities will be provided within the following developments:

1. Land south of Makro, Parc Nantgarw;

2. Land adjacent to A4119 and B4264 School Road, Miskin;

3. Land adjacent to Penrhos roundabout, Penrhos;

4. Treforest Train Station;

5. Pontyclun Train Station; and

6. Taffs Well Station.

6.172 Park and ride / park and share facilities provide an opportunity for work colleagues and business associates to meet and continue in one car or by bus for the remainder of their journey, thus reducing pollution and congestion. Public transport improvements such as bus priority measures on key road corridors will be required to ensure the effectiveness of the park and ride facilities. Developer contributions will be sought towards these measures.

Policy SSA 21 - Cycle Network Improvements

The existing network of cycle paths and community routes will be extended, improved and enhanced to include schemes at:

1. Treforest Connect 2;
2. Extension of Connect 2 scheme to Pontypridd;
3. Maesycloed to Porth;
4. Glyntaff to Nantgarw;
5. Trallwn to Cilfynydd;
6. Pontypridd to Tonyrefail via Llantrisant, and
7. Gyfeillion to Llanwonno route.

6.173 Cycling has potential to act as a substitute for shorter car journeys in urban or rural areas, or form part of a longer journey when combined with public transport. Definitive route alignments have not yet been prepared for all of the above proposals. In addition to the schemes listed above, it is anticipated that further route proposals will be developed and implemented during the lifetime of the Plan.

Policy SSA 22 - Green Wedges

Green Wedges have been identified in order to prevent coalescence between and within settlements at the following locations:

1. Land north of Tonyrefail (Trane Farm, Cae'r-lan Farm) and Penrhiwfer (Mynydd y Gilfach) (part);
2. Land between Gilfach Goch / Hendreforgan and Parc Eirin (Tonyrefail);
3. Land between Parc Eirin (Tonyrefail) and Ty'n y Bryn / Gelli Seren (Tonyrefail);
4. Land between Llanharan, Llanharry and Pontyclun;
5. Land between Llantrisant and Beddau (Brynteg);
6. Land between Beddau / Tyn-y-Nant and Llantwit Fardre (Crown Hill) / Church Village;
7. Land between Efail Isaf and Llantwit Fardre;
8. Land between Glyncoch and Ynysybwll.

Within these areas development that would prejudice the open nature of the land, will not be permitted.

6.174 Land on the urban fringe of many of the settlements in Rhondda Cynon Taf is vulnerable to speculative development proposals. The spread of development into the countryside can result in urbanisation of rural areas, incremental loss of important green space, coalescence of settlements and have a detrimental effect upon agriculture, the landscape and amenity value of land and the individual identity of settlements.

- 6.175 Although other policies in the Plan are aimed at restricting development in the countryside, it is considered necessary to provide additional protection to areas of important and vulnerable open land by restricting development on the urban fringe and between settlements. Each of the Green Wedges has been identified following consideration of factors such as development pressure, urban form and the potential for coalescence of settlements.
- 6.176 In the Southern Strategy Area Green Wedges have been designated specifically to prevent coalescence between and within settlements, protect vulnerable and undeveloped land and urban form.
- 6.177 Details of each of the designations are contained in the Green Wedge Topic Paper.

Policy SSA 23 - Special Landscape Areas

Special Landscape Areas are identified at the following locations:

1. Llanharry Surrounds;
2. Talygarn Surrounds;
3. Ely Valley at Miskin;
4. Coed-yr-Hendy and Mwyndy;
5. Llantrisant Surrounds;
6. Mynydd y Glyn and Nant Muchudd Basin;
7. Mynydd Hugh and Llantrisant Forest;
8. Efail Isaf, Garth and Nantgarw Western Slopes;
9. Craig yr Allt;
10. Taff Vale Eastern Slopes, and
11. Treforest Western Slopes.

Development within the defined Special Landscape Areas will be expected to conform to the highest standards of design, siting, layout and materials appropriate to the character of the area.

6.178 Special Landscape Areas (SLAs) have been designated to protect areas of fine landscape quality within Rhondda Cynon Taf. The designation of these landscape areas has been undertaken at local level using a regionally agreed methodology. The methodology used to identify the SLAs in Rhondda Cynon Taf builds on the Countryside Council for Wales LANDMAP methodology and considers factors such as:-

- Prominence;
- Spectacle – dramatic topography and views;
- Unspoilt areas - Pre-industrial patterns of land use;
- Remoteness and tranquillity;
- Vulnerability and sensitivity to change;
- Locally rare landscape;
- Setting for special landscapes.

6.179 In order to protect the visual qualities of each SLA, development proposals within these areas will be required to conform to the highest possible design standards.

6.180 In the Southern Strategy Area SLAs have been identified to protect the distinctive landscape of the area. Particular consideration has been given to the protection of the unspoilt low lying farmland, common land and gentle valley slopes which form a visual backdrop to the settlements of the area.

6.181 Details of the SLAs are contained in the Rhondda Cynon Taf Special Landscape Area Study (2007).

Policy SSA 24 - Land Reclamation Schemes

Land reclamation schemes are proposed at the following locations;

1. Coed Ely land reclamation aftercare scheme, Tonyrefail;
2. Albion Lower Tips land reclamation scheme, Cilfynydd
3. Hetty land reclamation scheme, Hopkinstown;
4. Cefn-yr-Hendy land reclamation scheme, Miskin; and
5. Former Cwm Colliery and Coking works land reclamation scheme, Tyn-y-Nant.

Policy SSA 25 - Preferred Area of Known Mineral Resources

Land adjacent to Craig yr Hesg Quarry, Pontypridd is identified as a Preferred Area of Known Mineral Resource.

- 6.182 The industrial history of Rhondda Cynon Taf means that there are sites requiring treatment and where land reclamation schemes are necessary to either ensure the long-term stability of the land or to prepare the land for future development. It should be noted that not all derelict land requires reclamation; some has reverted to nature and presents no significant safety issues, so that the balance of advantage to the public interest lies with leaving such sites undisturbed. The issue of eyesore removal refers to derelict land reclamation, which is closely related to the treatment of contaminated and unstable land. Some eyesores such as mineral workings or waste sites are created with planning permission subject to conditions devised to ensure restoration of the sites.
- 6.183 The schemes identified in Policy SSA 24 will form the basis for land reclamation schemes to be implemented in the Southern Strategy Area over the plan period.

- 6.184 Craig yr Hesg is the only operating sandstone quarry in Rhondda Cynon Taf. The identified Preferred Area is an area of known mineral resource with commercial potential. The existing, adjacent quarry currently produces high specification polished stone value (PSV) or 'skid resistance' pennant sandstone. The resource is in high demand and is recognised as being an important high specifications aggregate (HSA), i.e. a material suitable for the highly demanding use of road surfacing materials.
- 6.185 The Regional Technical Statement identifies the need to allocate additional rock reserves in Rhondda Cynon Taf, to ensure a supply of general hardstone resources over the period of the LDP and given the requirement to take a share of the production presently derived from the Brecon Beacons National Park.
- 6.186 This Preferred Area of Known Mineral Resources, as well as the existing quarry benefit from the sandstone safeguarding policy.
- 6.187 A Minerals Background Paper has been prepared for the LDP to outline current and future minerals circumstances in Rhondda Cynon Taf. Further detail on the landbank process, safeguarding intentions and buffer zones, amongst other minerals issues, are set out in this Paper.



Policy SSA 26 - Land at Beddau Caravan Park

Land is allocated at Beddau Caravan Park for the provision of Gypsies and Travellers accommodation.

- 6.188 The Draft Gypsy and Travellers Study (2007) indicates that Rhondda Cynon Taf has a small number of Gypsy and Traveller families. The findings of the study indicate that much of the need for additional accommodation is located in the Southern Strategy Area. In order to meet the identified need the site at Beddau Caravan Park will be redeveloped to provide 8 pitches. The Council will seek to secure appropriate funding for the proposal from the Welsh Government. Subject to funding development of the site will commence during 2010 .
- 6.189 The redevelopment of unused parts of the Beddau Caravan Park site for Gypsy and Traveller accommodation represents an excellent opportunity for the Council to meet an important need in the Southern Strategy Area. In order to safeguard the character and appearance of the area development proposals will need to demonstrate that they do not adversely affect the amenity of existing residential areas, the safe operation of the highway network, the provision of vehicle parking and visual amenities.

Policy SSA 27 - Treforest Industrial Estate / Parc Nantgarw

Within the defined boundary of Treforest Industrial Estate / Parc Nantgarw, development, redevelopment and changes of use will be permitted for offices, research & development, light and general industry, storage and distribution (Use Classes B1, B2 and B8) and other sui generis employment generating uses which display the characteristics of B-Class Uses. Other uses including retail (A1), financial & professional services (A2), food and drink (A3), hotels (C1), non-residential institutions (D1) and assembly and leisure (D2) will only be permitted where they are complimentary and ancillary to the main B class uses.

- 6.190 Treforest Industrial Estate is a well established employment area which has traditionally accommodated business and industrial uses within Class B1 and B2 of the Use Classes Order. Changes in the structure of the economy and the decline in traditional manufacturing have resulted in a change in demand for the type and location of employment premises.
- 6.191 The Council is keen to ensure that Treforest Industrial Estate continues to play a major role in the local economy and the refurbishment and redevelopment of the site through proposals for B-Class uses on the Estate will be supported.

6.192 Where a use is classed as sui generis but is considered by the Council to have essentially the same characteristics as a B-Class use, it will be permitted by the above policy. In addition to considering proposals for non B-Class uses against AW 11, the Council will also consider whether proposals are complementary and ancillary to the Industrial Estate both in their own right and collectively. The Council wishes to ensure that the integrity of the Industrial Estate as an employment site is not undermined by either individual uses or the cumulative impact of smaller, non B-Class uses. Where proposals are not considered to be ancillary or complementary, they will be determined in accordance with the other policies in the Plan.

6.193 To further support the redevelopment of the industrial estate, the Council will prepare Supplementary Planning Guidance for Treforest Industrial Estate. The SPG will set out the context for the future redevelopment of the site, the acceptable uses and detailed development management issues in relation to for example access, landscaping and building design. Treforest Industrial Estate lies in an area of identified flood risk. Development proposals will be required to demonstrate that flooding issues have been fully considered and that the consequences of flooding can be managed to an acceptable level in line with Technical Advice Note (TAN) 15: Development and Flood Risk (2004).





Chapter Seven

Monitoring And Review Framework



- 7.1 The statutory Development Plan provides a framework for rational and consistent decision-making. Public consultation on the LDP enables the whole community, businesses, other organisations and the general public to be fully involved in the shaping of planning policies for their area. Above all, it provides confidence that the Development Plan will be the key document in determining development and land use changes in the County Borough in the period up to 2021.
- 7.2 Review and monitoring are key elements of the Welsh Government's approach to the planning system. In order to assess the effectiveness of the Core Strategy and policies, there is a need for continuous monitoring of changes occurring in the County Borough. Monitoring will allow the Council and others, to assess how effective the Core Strategy and its policies are in encouraging or restricting various types of land use and delivering development.
- 7.3 This chapter outlines a monitoring framework, complete with a series of indicators and targets, which will allow the Council to review the effectiveness of the Core Strategy and policies of the Plan. The Council will also monitor the sustainable credentials of the LDP over the plan period.
- 7.4 As part of the monitoring framework the Council will prepare an Annual Monitoring Report (AMR). The AMR will provide a mechanism for reporting the data collected as part of the monitoring exercise and assessing the effectiveness of the LDP.

Core Indicators

7.5 The LDP Manual (2006) sets out a number of core output indicators, which are considered by the Welsh Government to be essential for assessing implementation of national policy.

CI 1	The housing land supply taken from the current Housing Land Availability Study per annum
CI 2	Number of net additional affordable and general market dwellings built in the Plan area per annum
CI 3	Net employment land supply/development per annum
CI 4	Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units)
CI 5	Average density of housing development permitted on allocated development plan sites
CI 6	Amount of new developed land expressed as a % of all development permitted per annum
CI 7	Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a % of all major development permitted
CI 8	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2 i-v)
CI 9	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan

CI 10	Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the Regional Waste Plan (TAN 21) per annum
CI 11	The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement (MTAN)
CI 12	The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum

Local Indicators

7.6 In addition to the Core Indicators, the Council has identified Local Indicators to further help demonstrate the direction of travel of the LDP towards the delivery of the LDP Objectives.

Residential:	
LI 1	Number of net additional affordable and general market dwellings built in the Plan area per annum
LI 2	Net employment land supply/development per annum
LI 3	Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units)
LI 4	Average density of housing development permitted on allocated development plan sites
Employment:	
LI 5	% of employment land lost to alternative uses per annum
Retail:	
LI 6	Total convenience/comparison retail floorspace developed per annum
LI 7	Annual vacancy rates for each Principal Town and Key Settlement
LI 8	Number of applications approved per annum for non-retail use in primary and secondary shopping frontages
Transport:	
LI 9	Number of highway, roads, public transport and walking and cycling schemes implemented per annum
LI 10	Proportion of new housing, employment and retail development accessible by a range of transport modes per annum

Ecology:	
LI 11	The amount of SINC lost to development and the number of mitigation schemes secured annually
Waste:	
LI 12	Annual recycling / recovery / composting rates
Minerals::	
LI 13	Amount of mineral deposits sterilised by new development annually
Strategic sites:	
CI 14	Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of strategic sites
CI 15	Planning permission granted for strategic sites
CI 16	Annual rate of residential and/or commercial development on strategic sites
CI 17	Annual provision of local centres, primary schools, openspace and biodiversity management schemes on strategic sites
CI 18	Annual provision of highway and utility infrastructure on strategic sites
Regeneration:	
CI 15	Implementation of Regeneration Strategies during 2010-2021



Annual Monitoring Report (AMR)

- 7.7 The AMR is intended to improve the transparency of the planning process and help keep councillors, the community and business groups informed of development plan issues facing the area. Each authority is required to prepare an AMR covering the preceding financial year and submit it to the Welsh Government by 31 October each year following adoption.
- 7.8 The AMR will assess the extent to which LDP strategies and policies are being achieved. The first report will establish data on the range of indicators on which it is proposed to monitor policies including indicators identified nationally (the Core Indicators). The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary. In order to fulfil this function, the AMR will be focused on measuring the effectiveness of policies in a meaningful sense and not a statistical compendium.
- 7.9 Welsh Government guidance recognises that it is not realistic for all policies to be monitored as this would lead to an unnecessarily large and complicated document. The AMR for the LDP will therefore focus on key areas of policy which will need to be included consistently each year, whereas other policy areas may be included less frequently.
- 7.10 Key questions for the AMR to consider will include:-
- What new issues have occurred in the area or in local/national policy (key recent changes, future prospects)?
 - What are the underlying causal factors of these new issues (for

instance new structural social, economic and demographic forces that will impinge on the area)?

- How relevant, appropriate and up-to-date is the LDP strategy and its policies and targets?
- What sites have been developed in relation to the plan's expectations on location and timing?
- What has been the effectiveness of policies (and associated SPG), in dealing with applications, and where appropriate leading to applications for better schemes, and in discouraging inappropriate applications?
- What has been the effectiveness of policies (and associated SPG), in dealing with appeals?

Plan Review

- 7.11 The results of the monitoring processes will feed into the ongoing review and adjustment of the LDP and SPG. A major review of the LDP must be undertaken 4 years following first and subsequent adoption dates.

A review could take the form of:

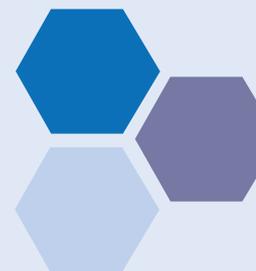
- A **replacement** of the LDP, i.e. a complete new plan where the existing plan is found to be substantially out of date and the scale of necessary alterations is fundamental; or
- **Alterations** in the form of a partial rolling forward of the LDP, where some forecasts and assumptions have changed, where some policy needs to be changed or where some additional policies needs to be added to deal with areas of significant change or conservation or with some unforeseen events.

Role of Triggers

- 7.12 A review of the LDP in advance of the formal 4-year review will only take place in exceptional circumstances. The Monitoring Framework for the LDP will not identify specific triggers for each of the Core Policies. The Council will make a judgment on the need for a full or partial review based on the consideration of the following factors:
- A significant change in external conditions;
 - A significant change in national policy or legislation;
 - A significant change in local context e.g. closure of a significant employment site that undermines the local economy or the cumulative effect of a series of closures;
 - A significant change in development pressures or needs and investment strategies of major public and private investors; and
 - Significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates, and any problems with implementation.
- 7.13 It is the consideration of the AMR's and the wider factors set out earlier where the Council will use to identify the need to trigger a review. The assessment of the Plan's success or otherwise as a strategic plan is wide ranging and circumstances will change over the Plan period. As such, it is considered inappropriate to use the performance against individual targets and the results of individual Core and Local Indicators to automatically trigger a Plan review.
- 7.14 The LDP Monitoring Background Paper sets out the relationship in practice between the Core and Local Indicators, the Annual Monitoring Review and the triggering of a Plan review.

Data Sources

- 7.15 The data sources that will be used to monitor the LDP are included in the LDP Evidence Base. The AMR will identify the specific sources of data that support each indicator. The LDP Monitoring Background Paper contains further information on the Evidence Base and data sources.



Monitoring of Objectives and Strategic Policies: Targets and Indicators

Policy	Objective	Related Policies
CS 1 - Development in the North	1, 2, 4, 5, 6 & 8	NSA 1 to NSA 27
Target:	Monitoring Target:	
<ul style="list-style-type: none"> To build strong and sustainable communities in the Northern Strategy Area over the Plan period 	Adoption	None
	2015	40% of allocations
	2021	100% of allocations
Core Output Indicators:		Local Output Indicators:
<p>CI 2 - Number of net additional affordable and general market dwellings built in the Plan area per annum</p> <p>CI 4 - Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units)</p> <p>CI 5 - Average density of housing development permitted on allocated development plan sites</p> <p>CI 6 - Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum</p> <p>CI 8 - Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2 i-v)</p> <p>CI 9 - Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan</p> <p>CI 12 - The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum</p>		<p>LI 9 - Number of highway, roads, public transport and walking and cycling schemes implemented per annum</p> <p>LI 11 - The amount of SINC lost to development and the number of mitigation schemes secured annually</p> <p>LI 19 - Implementation of Regeneration Strategies during 2010-2021</p>

Policy	Objective	Related Policies
CS 2 – Development in the South	1, 2, 4, 5, 6 & 8	SSA 1 to SSA 27
Target:	Monitoring Target:	
<ul style="list-style-type: none"> To ensure sustainable growth in the Southern Strategy Area that benefits Rhondda Cynon Taf as a whole over the Plan period 	Adoption	None
	2015	40% of allocations
	2021	100% of allocations
Core Output Indicators:		Local Output Indicators:
<p>CI 2 - Number of net additional affordable and general market dwellings built in the Plan area per annum</p> <p>CI 4 - Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units)</p> <p>CI 5 - Average density of housing development permitted on allocated development plan sites</p> <p>CI 6 - Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum</p> <p>CI 8 - Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2 i-v)</p> <p>CI 9 - Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan</p>		<p>LI 9 - Number of highway, roads, public transport and walking and cycling schemes implemented per annum</p> <p>LI 11 - The amount of SINC lost to development and the number of mitigation schemes secured annually</p> <p>LI 19 - Implementation of Regeneration Strategies during 2010-2021</p>

Policy	Objective	Related Policies
CS 3.1 – Former Maerdy Colliery	1, 2, 3, 5, 7 & 10	NSA 4
Target:	Monitoring Target:	
<ul style="list-style-type: none"> The construction of 1ha of B1 and/or B2 of employment land, visitors centre and area of informal recreation 	Adoption	None
	2015	Submission of planning application
	2021	Development completed
Core Output Indicators:	Local Output Indicators:	
N/A	<p>LI 14 - Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of strategic sites</p> <p>LI 15 - Planning permission granted for strategic sites</p> <p>LI 16 - Annual rate of residential and/or commercial development on strategic sites</p> <p>LI 17 - Annual provision of local centres, primary schools, openspace and biodiversity management schemes on strategic sites</p> <p>LI 18 - Annual provision of highway and utility infrastructure on strategic sites</p>	

Policy	Objective	Related Policies
CS 3.2 – Former Fernhill Colliery	1, 2, 3, 5, 7 & 10	NSA 5
Target:	Monitoring Target:	
<ul style="list-style-type: none"> The construction of between 350-400 dwellings, a local retail centre and area of informal recreation 	Adoption	None
	2015	Submission of planning application
	2021	Development completed
Core Output Indicators:	Local Output Indicators:	
N/A	<p>LI 14 - Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of strategic sites</p> <p>LI 15 - Planning permission granted for strategic sites</p> <p>LI 16 - Annual rate of residential and/or commercial development on strategic sites</p> <p>LI 17 - Annual provision of local centres, primary schools, openspace and biodiversity management schemes on strategic sites</p> <p>LI 18 - Annual provision of highway and utility infrastructure on strategic sites</p>	

Policy	Objective	Related Policies
CS 3.3 – Former Phurnacite Plant	1, 2, 3, 5, 7 & 10	NSA 6
Target:	Monitoring Target:	
<ul style="list-style-type: none"> The construction of 500 dwellings, 5.9 hectares of employment, a new primary school and area of formal/informal recreation 	Adoption	None
	2015	Submission of planning application
	2021	Development completed
Core Output Indicators:	Local Output Indicators:	
N/A	<p>LI 14 - Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of strategic sites</p> <p>LI 15 - Planning permission granted for strategic sites</p> <p>LI 16 - Annual rate of residential and/or commercial development on strategic sites</p> <p>LI 17 - Annual provision of local centres, primary schools, openspace and biodiversity management schemes on strategic sites</p> <p>LI 18 - Annual provision of highway and utility infrastructure on strategic sites</p>	

Policy	Objective	Related Policies
CS 3.4 – Land at Robertstown/Abernant	1, 2, 3, 5, 7 & 10	NSA 7
Target:	Monitoring Target:	
<ul style="list-style-type: none"> The construction of between 500-600 dwellings, 3.7 hectares of employment /leisure, a new primary school, medical centre and area of informal recreation 	Adoption	None
	2015	Planning permission granted and implementation of development
	2021	Development completed
Core Output Indicators:		Local Output Indicators:
N/A		<p>LI 14 - Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of strategic sites</p> <p>LI 15 - Planning permission granted for strategic sites</p> <p>LI 16 - Annual rate of residential and/or commercial development on strategic sites</p> <p>LI 17 - Annual provision of local centres, primary schools, openspace and biodiversity management schemes on strategic sites</p> <p>LI 18 - Annual provision of highway and utility infrastructure on strategic sites</p>

Policy	Objective	Related Policies
CS 3.5 – Land south of Hirwaun	1, 2, 3, 5, 7 & 10	NSA 7
Target:	Monitoring Target:	
<ul style="list-style-type: none"> The construction of 400 dwellings, 36 hectares of employment, a new primary school, 2000m² retail floorspace store, medical/community centre and area of informal recreation 	Adoption	None
	2015	Planning permission granted and implementation of development
	2021	Development completed
Core Output Indicators:	Local Output Indicators:	
N/A	<p>LI 14 - Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of strategic sites</p> <p>LI 15 - Planning permission granted for strategic sites</p> <p>LI 16 - Annual rate of residential and/or commercial development on strategic sites</p> <p>LI 17 - Annual provision of local centres, primary schools, openspace and biodiversity management schemes on strategic sites</p> <p>LI 18 - Annual provision of highway and utility infrastructure on strategic sites</p>	

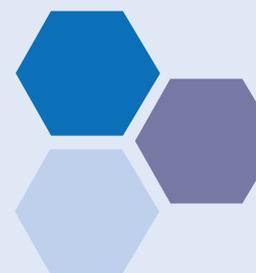
Policy	Objective	Related Policies
CS 3.6 – Cwm Colliery and Coking Works	1, 2, 3, 5, 7 & 10	SSA 7
Target:	Monitoring Target:	
<ul style="list-style-type: none"> The construction of between 800-950 dwellings, 1.9 hectares of employment, a new primary school and area of informal recreation 	Adoption	None
	2015	Submission of planning application
	2021	Development completed
Core Output Indicators:		Local Output Indicators:
N/A		<p>LI 14 - Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of strategic sites</p> <p>LI 15 - Planning permission granted for strategic sites</p> <p>LI 16 - Annual rate of residential and/or commercial development on strategic sites</p> <p>LI 17 - Annual provision of local centres, primary schools, openspace and biodiversity management schemes on strategic sites</p> <p>LI 18 - Annual provision of highway and utility infrastructure on strategic sites</p>

Policy	Objective	Related Policies
CS 3.7 – Mwyndy/Talbot Green Area	1, 2, 3, 5, 7 & 10	SSA 8
Target:	Monitoring Target:	
<ul style="list-style-type: none"> The construction of 500 dwellings, 15 hectares of employment, 23,400m² new retail floorspace, 10,000m² of leisure floorspace, a primary school, library /community facility and area of informal recreation 	Adoption	Planning permission for 19.1ha mixed use development comprising B1 business development and residential units at land east and west of the A4119
	2015	Submission of planning application
	2021	Development completed
Core Output Indicators:	Local Output Indicators:	
N/A	<p>LI 14 - Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of strategic sites</p> <p>LI 15 - Planning permission granted for strategic sites</p> <p>LI 16 - Annual rate of residential and/or commercial development on strategic sites</p> <p>LI 17 - Annual provision of local centres, primary schools, openspace and biodiversity management schemes on strategic sites</p> <p>LI 18 - Annual provision of highway and utility infrastructure on strategic sites</p>	

Policy	Objective	Related Policies
CS 3.8 – Former OCC Site Llanilid	1, 2, 3, 5, 7 & 10	SSA 9
Target:	Monitoring Target:	
<ul style="list-style-type: none"> The construction of 1950-2100 dwellings, 2,500m² retail floorspace, a medical centre, library/community facility, a new primary school and associated public open space 	Adoption	None
	2015	Planning permission granted and implementation of development
	2021	Development completed
Core Output Indicators:		Local Output Indicators:
N/A		<p>LI 14 - Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of strategic sites</p> <p>LI 15 - Planning permission granted for strategic sites</p> <p>LI 16 - Annual rate of residential and/or commercial development on strategic sites</p> <p>LI 17 - Annual provision of local centres, primary schools, openspace and biodiversity management schemes on strategic sites</p> <p>LI 18 - Annual provision of highway and utility infrastructure on strategic sites</p>

Policy	Objective	Related Policies
CS 4 – Housing Requirements	1 & 9	CS 3, AW 1, NSA 5, NSA 7 to NSA 9 & SSA 7 to SSA 10
Target:	Monitoring Target:	
<ul style="list-style-type: none"> Land will be made available for the construction of 14,385 new dwellings over the Plan period 	Adoption	1605
	2015	8,631
	2021	14,385
Core Output Indicators:		Local Output Indicators:
<p>CI 1 - The housing land supply taken from the current Housing Land Availability Study per annum</p> <p>CI 2 - Number of net additional affordable and general market dwellings built in the Plan area per annum</p> <p>CI 4 - Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units)</p> <p>CI 6 - Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum</p>		<p>LI 1 - Number of dwellings permitted annually outside the defined settlement boundaries</p>

Policy	Objective	Related Policies
CS 5 – Affordable Housing	1, 6 & 10	AW 3, NSA 11 & SSA 12
Target:	Monitoring Target:	
<ul style="list-style-type: none"> To provide 1770 affordable homes in Rhondda Cynon Taf over the Plan period. 	Adoption	237 units
	2015	1062 units
	2021	1770 units
Core Output Indicators:		Local Output Indicators:
<p>CI 2 - Number of net additional affordable and general market dwellings built in the Plan area per annum</p> <p>CI 4 - Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units)</p>		<p>LI 1 - Number of affordable dwellings provided annually on rural exception sites throughout Rhondda Cynon Taf</p> <p>LI 3 - Average house price in Rhondda Cynon Taf per annum</p> <p>LI 4 - Amount of affordable housing provided by Social Housing Grant per annum</p>



Policy	Objective	Related Policies
CS 6 – Employment Requirements	3	AW 11, NSA 14, NSA 15, NSA 16 & SSA 14
Target:	Monitoring Target:	
<ul style="list-style-type: none"> Development of 51 hectares for 'strategic' employment and 47 hectares for 'local' employment opportunities 	Adoption	None
	2015	25ha for 'strategic' employment and 23 ha for 'local' employment
	2021	51ha for 'strategic employment' and 47 ha for 'local' employment
Core Output Indicators:		Local Output Indicators:
<p>CI 3 - Net employment land supply/development per annum</p> <p>CI 4 - Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units)</p> <p>CI 6 - Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum</p>		<p>LI 5 - % of employment land lost to alternative uses per annum</p>

Policy	Objective	Related Policies
CS 7 – Retail Development	2 & 6	NSA 17 & SSA 15
Target:	Monitoring Target:	
<ul style="list-style-type: none"> Improve viability and vitality of 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf over the Plan period Development of between 34,400m²-36,400m² new retail floorspace throughout the County Borough over the Plan period 	Adoption	None
	2015	40%
	2021	100%
Core Output Indicators:		Local Output Indicators:
<p>CI 4 - Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units)</p> <p>CI 6 - Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum</p> <p>CI 7 - Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a % of all major development permitted</p>		<p>LI 6 - Total convenience/comparison retail floorspace developed per annum</p> <p>LI 7 - Annual vacancy rates for each Principal Town and Key Settlement</p> <p>LI 8 - Number of applications approved per annum for non-retail use in primary and secondary shopping frontages</p>



Policy	Objective	Related Policies
CS 8 - Transportation	6 & 8	NSA 20 to NSA 23 & SSA 18 to SSA 21
Target:	Monitoring Target:	
<ul style="list-style-type: none"> Promote more sustainable forms of transport throughout Rhondda Cynon Taf Reduce need to travel through the development of new services in accessible locations throughout the plan period 	Adoption	None
	2015	40%
	2021	100%
Core Output Indicators:		Local Output Indicators:
NA		<p>LI 9 - Number of highway, roads, public transport and walking and cycling schemes implemented per annum</p> <p>LI 10 - Proportion of new housing, employment and retail development accessible by a range of transport modes per annum</p>

Policy	Objective	Related Policies
CS 9 – Waste Management	8 & 9	N/A
Target:		Monitoring Target:
<ul style="list-style-type: none"> The development of between 12.5 and 21.7 hectares to meet capacity requirements for waste management over the Plan period 		
Core Output Indicators:		Local Output Indicators:
CI 10 - Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the Regional Waste Plan (TAN 21) per annum		LI 12 -Annual recycling / recovery / composting rates

Policy	Objective	Related Policies
CS 10 - Minerals	10	AW 14 & SSA 26
Target:		Monitoring Target:
<ul style="list-style-type: none"> Maintain 10-year land bank of permitted aggregates reserves 		
Core Output Indicators:		Local Output Indicators:
CI 11 - The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement (MTAN)		LI 13 - Amount of mineral deposits sterilised by new development annually





Appendix One

Details Of Allocations

A) Housing Allocations

Northern Strategy Area Housing Allocations

1. Land South of Rhigos Road, Hirwaun

The site is a 0.57 hectare flat field situated on the edge of the settlement of Hirwaun, located behind a low density residential street. Bordered to its rear by the A465 Hirwaun bypass, the site would be accessed from Rhigos Road or Meadow Lane.

2. Land east of Trenant, Penywaun

The site is situated between the villages of Hirwaun and Penywaun and consists of previously tipped land. The majority of the 3.36 hectare site is level land, although raised considerably above the adjacent Trenant residential estate. To the site's north and rear, the tip drops down steeply to a lower area of marshy land. In order to develop the whole site, considerable levelling and landscaping works would have to be undertaken. There is direct access onto the A4059, although improved visibility would have to be incorporated into its design.

3. Land South East of Llwydcoed Community Centre

The site is located on the edge of the residential area of Llwydcoed, situated between the community centre and football field to the north and Corner House Street to the south. The small, gently rising site of 0.54 hectares is heavily overgrown with trees and Japanese Knotweed which would need to be addressed in developing the site. There are several potential access points to the site, including Corner House Street and from the adjacent car park currently serving the community centre and football ground.

4. Site including the old brickworks, old dairy and tipped land rear of Birchwood, Llwydcoed

The site for the most part is derelict, brownfield land, situated between the railway line and the residential area in Llwydcoed. The majority of the land is generally flat, although with various levels remaining from previous and existing structures. Much of this area is within a flood risk zone B, which would require a flood consequences assessment. To the north and east of the site, where it adjoins the village, the land rises steeply, considerably so in places. There are some individual and group tree preservation orders in this part of the site also. The 6 hectare site may be accessed from various points along Llwydcoed Road that served the previous developments here, although improvements will be required.

5. Tegfan Farm, Potters Field, Trecynon

A 4.3 hectare greenfield site on the edge of the village of Trecynon, sloping down from the adjacent Aberdare cemetery. The field is currently used for grazing horses with hedgerow boundaries which should be maintained to consider the privacy of the cemetery. Access is achieved through the modern, adjoining 'Potters Field' housing estate. There are no known constraints on the site.

6. Land at Nant y Wenallt, Abernant Road, Abernant

Historically, the site and surrounding area included coal and iron workings and associated tips. The majority of the site has long since been well reclaimed and improved, with an open grazing paddock sloping down from the sites highest point in the northwest corner. At the foot of the paddock is a flatter area around an old feeder pond used as a builders / timber yard. Below this is a very steep wooded embankment dropping to the Nant y Wenallt stream, rising up equally steeply to the access road off Abernant Road. The site is bordered across its northern edge by a raised former railway line now used as a footpath. To the south is a site benefiting from planning permission for housing, to which this site should be linked. The 6.1 hectare site is allocated for residential use, although the wooded area around the stream is a designated SINC, which is unsuitable for development.

7. Land Bordered by Cefnpennar Road and Phillip Row, Cwmbach

This residential allocation is an agricultural field of 1.36 hectares on the edge of the village of Cwmbach, although close to the main facilities in the settlement. The land is generally flat although slopes down gently to Cefnpennar Road, where access may be achieved. Access is also available from Morgan Row. There are no known constraints on the site.

8. Dyffryn Row, Cwmbach

The site is a brownfield area of land which was previously developed for housing. The land has since regenerated itself naturally and is wooded. The site is accessible directly from the main road and is 0.88 hectares in size. The front of the site adjacent to the road is level, rising up to the rear to meet the new development at Rose Row, on the southern edge of Cwmbach..

9. Remainder of Ynyscynon Farm, Cwmbach

The site is situated to the north of the village of Cwmbach on sloping ground, rising above and around a recently built housing estate, with woodland beyond. The layout of the adjacent new development allows for very good access directly onto this site. The majority of the 3.85 hectare site is located within a designated SINC, however the land has been cleared and the majority of the SINC is lost. Consideration of the impact of the development on the surrounding SINC, however, would still be required through a management plan.

10. Land to the end of Godreaman Street, Godreaman

A 1.32 hectare sloping site rising from Foundry View to Brynmair Road. The site is an open grazing field for the most part, although parts are overgrown and there are some small temporary structures and informal uses to the top of the site. There is also a line of pylons and associated cables running along the south western boundary. There are several possible access points to the site, via Godreaman Street, Foundry View and from Dyffryn Villas.

11. Gwernifor Grounds, Mountain Ash

This site, within the urban area of Mountain Ash, is under construction.

12. Rear of Maerdy Road, Maerdy

This site occupies an elevated position above Maerdy Road, consisting of 3.32 hectares of steep moorland situated between the Maerdy Junior School and Pentre Road. There is an area of the site designated as a SINC, which would require a management plan to be completed as part of a development scheme. There are various highways abutting the urban edge of the site which could be utilised and developed to access the site.

13. Land at Gwernllwyn Terrace, Tylorstown

The 1.11 hectare site is a linear area of brownfield land on the edge of the village of Tylorstown. The site is very steep in places, although the design of the development could replicate the terraced form of the street below and the terraced housing that once stood here. The access road remains in place from this previous development.

14. Site off Fenwick Street, Pontygaith

Previously developed land to the south of the village of Pontygaith, with part of the site developed with detached dwellings. The remainder of the site is steep in places, although the design of the site could continue the terraced form of Fenwick Street. A very small section on the edge of the 1.31 hectares site is a designated SINC, which would need consideration as part of the development scheme.

15. Old Hospital Site and School Playground, Treherbert

This 1.73 hectare site consists of a cleared hospital site and a former school playground on the edge of Treherbert, adjacent to the Rhigos mountain road. This allocated land has two level areas for development, with firstly the former playground area then stepping up to the part of the site where the hospital stood. Elsewhere around the site, particularly against the Rhigos Road and in the northern corner, are steep, wooded slopes that may not be wholly developable. There are some Tree Preservation Orders on the residential edge of the site, which would need to be considered within the development scheme. There are two existing accesses, from the rear of Dumfries Street and directly off the Rhigos Road, although both would require improvements to meet modern standards of residential development.

16. Site at the end of Mace Lane, Treorchy

This residential allocation of 1.45 hectares is situated on the valley side, above the village of Ynyswen. To the west of the site is a bus garage and area of associated hard standing on generally level ground. To the south the land is mainly greenfield, partly wooded and sloping. Access to the site is possible from Crown Terrace.

17. Site off Cemetery Road, Treorchy

This reclaimed tip site on the edge of the village of Treorchy, comprises of a plateau of land situated on the valley side, above a recently built residential development. Although a major part of the site is level, there is a steep embankment around its eastern and northern edge which leads up to the adjacent Cemetery Road. Access to the 2.74 hectare site could be achieved either through the Woodland Vale estate or from Cemetery Road. There are very small areas of SINC designation and C2 Flood risk zones on the western boundary of the site that would require further consideration in any development scheme. Ground investigations for stability and contamination are needed before development takes place.

18. Hospital Site, Llwynypia

The 6.39 hectare site is currently occupied as a hospital, with a range of buildings situated on various levels on the valley side. The site benefits from outline planning permission, with future development of the site dependent on the completion of the replacement hospital in Llwynypia. It is expected that development of the site would replicate the layout of the existing development plateau. The site is adjacent to a large SINC designation, which would require consideration as part of a development scheme.

19. Land at Park Street, Clydach Vale

This site is a brownfield area of land that has been reclaimed to create a level area of ground adjacent to the residential edge of Clydach Vale. The 1.12 hectare site has no known constraints and is accessible from Park Street.

20. Land at Dinas Road / Graig Ddu Road, Dinas

This 0.88 hectare brownfield site has been cleared of its previous development which consisted of blocks of flats. The site occupies a plateau on a steep hillside, elevated above Dinas. There are no known constraints on the site and it benefits from existing access.

21. Land at Catherine Crescent, Cymmer

This 0.55 hectare site comprises an area of flat, rough ground, which is used as a car park for the adjacent football field. The western part of the site is wooded and on a rising slope. Development of the site would require a smaller car park and changing rooms for the football field to be provided.

Southern Strategy Area Housing Allocations

1. Cefn Lane, Glyncoch

This site of 1.2 hectares is an area of open, cleared land on the edge of Glyncoch, on a north-facing slope. The land is adjacent to a woodland that is a designated SINC. Access may be achieved from the adjacent Cefn Close.

2. Trane Farm, Tonyrefail

This greenfield site comprises for the most part, agricultural fields with mature hedgerows and trees. The site lies on a generally south-facing slope with extensive views over western Tonyrefail. In the centre by Trane

Farm buildings, the land forms a large hollow with a stream running through it with mature trees. Near Bryngolau there are signs of unauthorised leisure use. To the west of Trane Cemetery the site includes an area of 1.0 hectares designated as an SSSI, whilst further to the west of the site is a larger area of SSSI of 2.74 hectares. The layout and design of development will be required to protect these areas for their scientific value and to retain and manage suitable wildlife corridors both between the areas notified as SSSI and from the SSSI areas into the countryside to the north (the details of which should be agreed between The Countryside Council for Wales (CCW) and the LPA). The far south western part of the site consists of more rough pasture and bracken. The principal access to the site should be from the A4093 roundabout on Gilfach Road. Trane Lane diverted to join Bryngolau should be a secondary access. Pedestrian links to Tonyrefail town centre should be established. There are existing public rights of way traversing the site north-south and east-west. The 0.74 hectare Bryngolau residential land allocation adjoins the southern boundary of the site. The total area of the site (excluding the SSSI) is 33.3 hectares.

3. Collenna Farm, Tonyrefail

This brownfield site is a long-abandoned residential building site that has reverted to nature and is overgrown. The site is flat and has access both from Maes-y-bryn and from Heol Capel. The site adjoins an extensive SSSI to the north, which would have to be protected in the layout of any development. The site measures 0.71 hectares and is allocated for residential development.

4. Bryngolau, Tonyrefail

This greenfield site comprises vacant and overgrown flat land, and includes an abandoned multi-use games area. Access would be from the turning areas by 101 and 120 Bryngolau in the adjoining residential area. Alternatively the site could be linked to the Trane Farm development adjoining to the north. The site measure 1.74 hectares and is allocated for residential development.

5. Site of the former Hillside Club, Capel Hill, Tonyrefail

This part brownfield, part greenfield sloping site lies prominently on the north side of Tonyrefail with extensive views over Tonyrefail. The Hillside Club formerly stood on the lower, south western part of the site and has been cleared. The upper, north eastern part of the site by the entrance was a lawn. Currently the site is subject to fly-tipping and presents a very poor appearance. An extensive SSSI adjoins the northern boundary of the site, which would have to be protected in the layout of any development. The site fronts and gains access from Capel Hill, and there is potential for a westwards connection to Collenna Farm. The area of the site is 1.14 hectares and it is allocated for residential development.

6. Land east of Mill Street, Tonyrefail

This mainly greenfield site lies close to the town centre of Tonyrefail on its south-eastern edge. It is low-lying with limited views in and out of the site. The land is a mixture of poor and unused, overgrown agricultural land with trees and hedgerows. On the west side of the site is an area formerly used for allotments but now cleared. There are residential dwellings to the west, actively cultivated allotments to the north, playing fields to the east and there is open countryside to the south. A clubhouse occupies 0.3 hectares of the 5.4 hectare site, with access from Mill Street via a small bridge over the unnamed stream that flows westwards along

the northern boundary. The proposal is for residential and retail development incorporating a replacement clubhouse, all accessed from a new link road connecting Mill Street to the west and High Street to the north, via the unnamed road leading to Llys Tylcha Fawr. The retail development will front the proposed link road.

7. Land at Gwern Heulog, Coed Ely

The site consists of three agricultural grazing fields situated to the rear of the recently built residential development at Gwern Heulog. The fields rise moderately steeply up behind the development, as far as the ridgeline of the hill, into open farmland beyond, although this is at a lower level than surrounding hills. The fields are bordered on most sides by hedgerows. The site and neighbouring development will form an extension to the established settlement of Coed Ely to the south of Tonyrefail. Access to the 4.63 hectare residential allocation will also be achieved from the Gwern Heulog development.

8. Land rear of Tylcha Wen Terrace, Tonyrefail

The land is used for grazing purposes, although not of high quality. The access point from the main road would be adjacent to the northern edge of Tylcha Wen Terrace where the slope levels off to road level. The site measures 0.83 hectares and is allocated for residential development.

9. Land Part of Tylcha Ganol Farm, South of Mill Street, Tonyrefail

The site is located on the edge of the town centre of Tonyrefail, and consists of an open, improved agricultural field that slopes moderately up the hillside to the south east, into more open countryside. There is existing access from the end of Mill Street to the edge of the site, although there would have to be a significant improvement. There is a television mast and substation on the edge of the site. The 2.4 hectare site is allocated for residential development.

10. Land East of Hafod Wen and North of Concorde Drive, Tonyrefail

The site is located on the northern edge of Tonyrefail, overlooking the town and Ely Valley. The site has a moderate slope up northwards. It comprises an improved grassland meadow, which is divided from the land to the east by a stream with small trees either side of the channel. The land adjoining to the east has been designated as an SSSI and therefore the design of any development must provide for its protection for its scientific value. Access could be achieved from Hafod Wen, or possibly from Concorde Drive, which would require crossing a raised farm track. The area is 2.7 hectares and it is allocated for residential development.

11. Land south of Brynna Road, Brynna

This elongated greenfield site comprises agricultural land with mature hedgerows on a south-facing slope down from Brynna Road. The site can be accessed from the Brynna Road frontage, and has extensive views over Brynna Woods and Bryncae. Brynna Woods is separated from the site by a former railway line; both the woods and old railway line form an extensive SINC that would have to be protected in the design of any development. The site measures 5.74 hectares and is allocated for residential development.

12. Land east of Dolau County Primary School, Bridgend Road, Bryncae

This greenfield site comprises agricultural land on a gentle slope behind bungalows and commercial premises fronting Bridgend Road, up to a prominent tree line to the south. The site measures 3.62 hectares and is allocated for residential development.

13. Land West of Llechau, Llanharry

This elongated, greenfield site comprises mainly agricultural fields with hedgerows, but includes a copse. The site slopes gently down towards the

north. There is a long frontage to the Llanharry-Brynsadler Road, which will afford access. The site has been defined to avoid land to the north affected by past iron ore mining and therefore should not have ground stability issues. There are pole-mounted power cables on a route through the site parallel to the road. The site measures 4.5 hectares and is allocated for residential development.

14. Penygawsi, Llantrisant

This elongated, greenfield site comprises vacant and overgrown land fronting Burgesse Crescent. The site slopes gently down towards the Cwm mineral railway line, which is screened by mature trees. An area of 0.79 hectares within the 1.14 hectare site is in flood risk zone B, therefore a flood consequences assessment will be required before any grant of planning permission for development. The site is allocated for residential development.

15. Land south of Brynteg Court, Beddau

This greenfield site comprises agricultural land with hedgerows and trees. It slopes gently down to the south from Brynteg Lane and Brynteg Court towards the A473 Llantrisant Road. The northwest corner of the site is included in an extensive SINC, which requires protection in the layout and design of any development. The A473 has been realigned following the construction of the Church Village bypass, which has improved access to the site. The site extends to 5.23 hectares (excluding the 0.18 hectares of SINC) and is allocated for residential development.

16. The Link Site, Pen-yr-eglwys, Church Village

This greenfield site comprises agricultural land in poor condition, together with oak woods and a wooded twmp (an old spoil tip) that should be retained in any development. The site slopes moderately from the northwest to the southeast. Although the site has frontage to Croescade Road, access would only be from Pen-yr-Eglwys. Existing residential development adjoins to the northeast, and a green wedge will be retained to the southwest. The site extends to 4.65 hectares (4.31 excluding the wooded areas).

17. Glyntaff Farm, Rhydyfelin

This greenfield site comprises vacant formerly agricultural land adjoining existing residential development. The site occupies a moderate slope and affords extensive views to the south. There are signs of unauthorised leisure use. Two streams cross the site and there are mature trees in the northeast part. Pylon-mounted power lines cross the site. Access will be from Poets Close. The site measures 2.16 hectares including the trees, and is allocated for residential development. Development on part of the site commenced in 2008.

18. Land south of The Ridings, Tonteg and East of Station Road, Church Village

This roughly triangular greenfield site lies south of Tonteg and east of Station Road, Church Village. The site slopes gently down from Tonteg towards Efail Isaf and the Church Village bypass. The upper parts of the site are agricultural with mature hedgerows and trees, affording extensive views to the south. The lower parts are marshy grasslands and woodlands. Pylon-mounted power lines cross the site northeast to southwest. Two public rights of way run south from Tonteg across the site. The lower parts of the site are affected by a combination of SINC, flood risk zone B and

flood risk zone C2 and therefore will be protected in any development and provision made for their management. Access will be from the Church Village bypass (Nant Celyn roundabout). Although the whole 32.36 hectare site is allocated for residential development, 17.84 hectares is considered undevelopable, leaving a net area for development of 14.52 hectares.

B) Employment Allocations

Northern Strategy Area Employment Allocations

- 1. Ferndale and Highfields Industrial Estate, Maerdy**

The allocation comprises of a series of adjoining areas totalling 8.38 hectares of cleared, brownfield land located within the existing industrial area between Ferndale and Maerdy. There are no known constraints on this flat site, which may be accessed from both Ferndale and Highfields Industrial Estates.
- 2. North of Fifth Avenue, Hirwaun Industrial Estate, Hirwaun**

The site is an area of prepared level land on the edge of the Industrial Estate in Hirwaun, which already benefits from an access point to the estate distributor road and subsequent access to the A465 Heads of the Valley Road. This 4.17 hectare site consists of over half of the overall area of level land, with the remainder being within the Brecon Beacons National Park Authority area. The land is situated below a raised reservoir to the north and the majority of the site is located within the identified flood risk zone B and would require a flood consequences assessment. The site is also located close to the Blaen Cynon SAC which would need to be considered as part of a development scheme.
- 3. Land at Former Mayhew Chicken Factory, Trecynon**

The linear site is situated on the valley floor between the Aberdare bypass and River Cynon at Trecynon. The site benefits from an existing access on to the bypass, approximately 3.5 kilometres from the A465 Heads of the Valleys road. The majority of the 2.88 hectare brownfield site still has the level concrete hard standing from the previous industrial use. The northern quarter of the site is flat grassland which is covered by a SINC designation, which would require a management plan as part of a development proposal. The site is also wholly within a C2 flood risk zone and would require a flood consequences assessment.

- 4. Cae Mawr Industrial Estate, Treorchy**

This 3.6 hectare site is located within the urban area of Treorchy, being part of an existing, larger industrial estate. The flat site has been partly cleared, although there remain some large, derelict units on it, as well as a small working unit in the far northern corner. The site falls within the identified C2 flood risk zone and would require a flood consequences assessment as part of a development scheme.

Southern Strategy Area Employment Allocations

- 1. Coed Ely, Tonyrefail**

This reclaimed brownfield site of a colliery and coking works comprises 3 vacant development plateaus and a spine road connecting to a roundabout on the A4119 Ely Valley Road.
- 2. Gellihirion Industrial Estate, Pontypridd**

This greenfield site gently slopes up from the Gellihirion Industrial Estate spine road towards a backdrop of mature trees along the line of the Taff Trail. The site is unused and overgrown. The Harp International plant adjoins to the west. Overhead power lines and drainage ditches cross the site. Measuring 1.47 hectares, the site is allocated for employment development.

C) Retail Allocations

Policy	Allocation	Description of Development
Policy CS 7 / SSA 15 (1)	Land Adjacent To Pontypridd Retail Park, Pontypridd	Land adjoining Pontypridd Retail Park (Brown Lenox) is allocated for either 3,500m ² net or 5,500m ² net floor-space, either comparison (non-food) or convenience (food) or a mixture, subject to no detriment to the redevelopment of the in-centre Taff Street, Pontypridd site. The alternative floorspace figures specified in Policy SSA 15 represent the capacity of the site either for a foodstore (3,500m ² net sales) or for a comparison goods scheme (5,500m ² net sales). Land adjoining Pontypridd Retail Park (Brown Lenox) is considered to be an accessible location for the wider town, and therefore a sequentially preferable site for retail development that cannot be located in the defined retail core. Outline proposals for about 5,500m ² net comparison retail floorspace were approved on 01/07/09 [07/1554]. Detailed proposals for about 3,000m ² net convenience and 1,000m ² net comparison floorspace in one store were approved on 11/02/11 (10/0370). It is vital that development here does not frustrate the retail development of the town centre site.
Policy CS 7 / SSA 15 (3)	Land East Of Mill Street, Tonyrefail	Tonyrefail has a smaller centre than its status as a key settlement deserves. Therefore, since substantial new allocations are being made for residential development, a retail centre or store of about 2,000m ² net sales area to provide a mixture of convenience (food) and comparison (non-food) shopping is proposed on a site in walking distance of the existing retail centre. Access would be from a new road linking High Street and Mill Street.
Policy CS 7 / SSA 15 (2)	Llanharan	Llanharan has a smaller centre than its status as a key settlement deserves. Therefore, as a substantial new allocation is being made for residential development, a retail centre comprising unit shops should be incorporated to provide a mixture of convenience (food) and comparison (non-food) shopping.
Policy CS 7 / NSA 17 (1)	Land at Oxford Street, Mountain Ash	Land is allocated for shopping development of about 950m ² net floor-space. The new floor-space will provide a combination of convenience and comparison goods. Of the eight key settlements, Mountain Ash has the only centre with a site potentially available for redevelopment. Development of the Oxford Street site for unit shops should benefit the town and its centre environmentally, as well as socially and economically, by making appropriate use of vacant previously developed urban land.
Policy CS 7 / NSA 17 (2)	Hirwaun	Hirwaun has a smaller centre than its status as a key settlement deserves. Therefore, as a substantial new allocation is being made for residential development in Strategic Site 5, a retail food store should be incorporated into the development.

Proposed Retail Provision

NLP quantitative assessment 2008 [m² net]

	Total	Convenience	Comparison
Total	24,277	2,507	21,770

LDP Proposals [m² net] – with comparison option in Policy SSA 15.1

	Total	Convenience	Comparison
Total of 6 sites	36,400	7,550	28,850
Llantrisant	23,400	3,800	19,600
Mountain Ash	950	475	475
Hirwaun	2,000	1,000	1,000
Pontypridd	5,500	Nil	5,500
Llanharan	2,500	1,250	1,250
Tonyrefail	2,000	1,000	1,000

LDP Proposals [m² net] – with convenience option in Policy SSA 15.1

	Total	Convenience	Comparison
Total of 6 sites	36,400	10,050	24,350
Llantrisant	23,400	3,800	19,600
Mountain Ash	950	475	475
Hirwaun	2,000	1,000	1,000
Pontypridd	3,500	2,500	1,000
Llanharan	2,500	1,250	1,250
Tonyrefail	2,000	1,000	1,000

D) Major Highway Schemes

CS 8(a) (1) - The Gelli / Treorchy Relief Road

The single carriageway relief road will provide a high quality link between the middle and upper Rhondda Fawr. The proposed road scheme will provide improved access to the Fernhill Colliery Strategic Site at the head of the Rhondda Fawr Valley and significantly reduce traffic from immediately outside the residential and commercial properties that front the route.

The route shown in the Proposals Map is supported by the Council and has been subjected to a feasibility study. Therefore, this is seen as a viable route and the one which the Council wishes to see protected from future development. It is accepted that variations in the route may be preferable when detailed design is undertaken. Also, the issues surrounding a previously rejected possible alternative route (adjacent to the railway for its full length) may have changed in the interim in favour of that route. Other opportunities may also have arisen which could allow other routes to be feasible. As such, the Council, whilst continuing to seek to protect the feasible route as indicated on the Proposals Map, fully intends to investigate alternative alignments before it finally adopts a route to take forward to detailed design.

CS 8(a) (2) - The Ynysmaerdy to Talbot Green Relief Road

The proposed relief road to provide an alternative route from the Upper Ely Valley to the west of Talbot Green. The scheme is largely dependent on the scale of new development in the area, and as such will require developers to assist with cost.

The alignment shown on the Proposals Map is supported by the Council and is the only route to benefit from a feasibility study. The Council acknowledges that it may be possible to deliver the proposed new road via an alternative alignment. This is particularly the case at the northern end of the scheme where it may be possible to distance the route from the settlement of Ynysmaerdy. Without prejudice to any future planning application, should redevelopment proposals at the former Fire Service Headquarters at Lanelay Hall be supported, alternative routes may be viable at the southern end, including the possibility of agreeing a variation of the route in conjunction with any redevelopment scheme. As such, the Council, whilst continuing to seek to protect the feasible route as indicated on the Proposals Map, fully intends to investigate alternative alignments before it finally adopts a route to take forward to detailed design.

CS 8(a) (3) - The A4059 Aberdare Bypass Extension

The proposed extension to the existing A4059 Aberdare bypass will assist with the development of the Strategic Sites in Hirwaun and Aberdare. The scheme is largely dependent on the dualling of the A465 Heads of the Valleys Road by the Welsh Government. The scheme would need to be constructed at the same time as the A465 dualling, as the Aberdare bypass extension would need to be designed to tie in with the revised alignment of the A465.

CS 8(a) (4) - Dualling of the A465

The Welsh Government Trunk Road Forward Programme 2004 has identified a scheme for dualling the A465 between Abergavenny and Hirwaun. It will take the form of an on line dualling of the existing road between the County Borough boundary in the east and the eastern side of Hirwaun. As it passes Hirwaun it will take a new alignment to the south of the village before rejoining the existing A465 dual carriageway in the west. The number of junctions in the area will be rationalised to reduce delays and improve safety. The improvement of this road will upgrade the quality of service on this strategic route and thereby improve the safety of the road, ease traffic congestion and assist in the economic regeneration of the area. Of particular importance to the Rhondda Cynon Taf area are the benefits to the economic regeneration of the upper Cynon and Rhondda Valleys and its beneficial effects on the strategic development sites in the Hirwaun and Aberdare areas. The section of the scheme in Rhondda Cynon Taf between the B4276 junction and Hirwaun is unlikely to take place before April 2010.

NSA 20 (1) - Mountain Ash Southern Cross Valley Link

A cross valley link approximately 1km south of Mountain Ash town centre to divert traffic away from the built up B4275 to the A4059 bringing environmental relief to Mountain Ash town centre, the Miskin and Penrhiwceiber area.

NSA 20 (2) - Upper Rhondda Fach Relief Road

The scheme will extend the Porth Relief Road northwards from Pontygwaith to Maerdy. The proposed road will provide good communications between the population of the Upper Rhondda Fach and the A470 and M4. It will open up access to employment opportunities and significantly reduce the traffic from immediately outside the residential and commercial properties that front the route.

NSA 20 (3) - Mountain Ash Northern Cross Valley Link

The proposed cross-river link will bring environmental relief to residential and commercial properties within the town centre and the Miskin and Penrhiwceiber area. The scheme will facilitate regeneration of the area, and will provide improved safety and environmental conditions in the town centre. The scheme will provide an improved link to the new Mountain Ash Hospital.

SSA 18 (1) - A473 Llanharan Bypass

This scheme will reduce congestion and loss of amenity being experienced along this corridor and would assist with the implementation of the Llanilid Strategic Site; unless an appropriate alternative access can be provided. The scheme is largely dependent on the scale of new development in the area, and as such will require developers to assist with cost.

SSA 18 (2) - A473 Talbot Green Bypass Dualling

The proposal involves both upgrading the A473 to dual carriageway standard and junction improvements. The scheme is largely dependent on the scale of new development in the area, and as such will require developers to assist with cost.

E) Sites of Important Nature Conservation, Regionally Important Geological Sites and Local Nature Reserves

Sites of Important Nature Conservation

AW 8.1. Coed Wernhir	AW 8.24. Dare Valley	AW 8.46. Y Ffrywd	AW 8.68. Pen-twyn-isaf
AW 8.2. Werfa Farm	AW 8.25. Aberdare South	AW 8.47. Mynydd Dinas / Mynydd y Cymmer	AW 8.69. Tyntetown Slopes
AW 8.3. Nant Fforch	AW 8.26. Mynydd Ystradffernol	AW 8.48. Bronwydd Park	AW 8.70. Darren y Celyn
AW 8.4. Brickyard Mire	AW 8.27. Garn Wen and Panwen Garreg-wen	AW 8.49. Trebanog Slopes	AW 8.71. Coed Pen-y-parc
AW 8.5. Rhigos Tramway	AW 8.28. Rhos Gwawr	AW 8.50. Cilely Farm Rhos Pasture	AW 8.72. Heol-y-Mynach Pastures
AW 8.6. Cwm Gwrelych	AW 8.29. Aberdare Mountain	AW 8.51. Cwm Hafod Woodland	AW 8.73. Buarth-y-Capel wetland
AW 8.7. Hirwaun Industrial Estate	AW 8.30. Nant y Wenallt	AW 8.52. Coed-yr-Hafod Woodland Complex	AW 8.74. Dan y Cribyn
AW 8.8. Clydach Vale	AW 8.31. Cwm y Felin Newydd	AW 8.53. Llys Nant and Graig Twyn-y-glog Woodlands	AW 8.75. Lower Clydach Woodlands
AW 8.9. Hirwaun Ponds	AW 8.32. Aberdare Canal	AW 8.54. Mynydd Blaenrhondda and Mynydd Ty-Isaf	AW 8.76. Maerdy Colliery
AW 8.10. Hirwaun Common	AW 8.33. Mid Cynon Floodplain	AW 8.55. Craig Pwllfa	AW 8.77. Craig-yr-Hesg / Lan Wood
AW 8.11. Gelli-ben-uchel	AW 8.34. Cwmbach Slopes	AW 8.56. Abercwmboi Lake	AW 8.78. Craig-Evan Leyshon Common
AW 8.12. Hirwaun Ponds (North)	AW 8.35. Gelli Slopes	AW 8.57. Lower Cynon	AW 8.79. Mynydd Eglwysilian
AW 8.13. Hirwaun Iron Works	AW 8.36. Coed Tir Estyll	AW 8.58. Treherbert Slopes	AW 8.80. Pont Sion Norton Woodland and Ffridd
AW 8.14. Glyn-cornel	AW 8.37. Cefnpennar	AW 8.59. Mynydd y Ffaldau	AW 8.81. Pontypridd Golf Course
AW 8.15. Upper Cynon Floodplain	AW 8.38. St.Gwynno Forest	AW 8.60. Mountain Ash Slopes	AW 8.82. Coed-Pen-Maen Common
AW 8.16. Nant Hir Valley and Reservoir	AW 8.39. Mynydd Merthyr	AW 8.61. Blaenllechau Woodland	AW 8.83. Mynydd Meiros / Upper Ewenny Fach
AW 8.17. Nant Hir Gwyddel	AW 8.40. Mynydd Brith-weunydd / Llwynypia hillside	AW 8.62. Penrhiw Cradoc Fields	AW 8.84. Meiros
AW 8.18. Llwydcoed Slopes	AW 8.41. Twyn Tyllaudefaid Valley Mire	AW 8.63. Cwm Clydach	AW 8.85. Llantrisant Forestry and Craig Melyn
AW 8.19. Bryn-defaid Heath	AW 8.42. Pont-y-gwaith Hillside	AW 8.64. Mynydd Ty'n-tyle Slopes	AW 8.86. Cynllan Wood
AW 8.20. East Llwydcoed	AW 8.43. Mynydd Troed-y-rhiw Slopes	AW 8.65. Old Smokey Slopes	
AW 8.21. Mynydd Bwlffa /Mynydd-y-gyngon	AW 8.44. Penrhiw Fushes	AW 8.66. Coed Fforest Isaf-Uchaf	
AW 8.22. Cwm Dare North	AW 8.45. Birch Grove Slopes	AW 8.67. Perthcelyn Slopes	
AW 8.23. Cwm Dare South			

AW 8.87. Hendre Owen / Trecastell Tip	AW 8.108. Llanilid Valley	AW 8.130. Rhyd-y-Ilech	AW 8.150. Mwyndy Lake
AW 8.88. Coed Trecastell	AW 8.109. Garth-Grabban Slopes	AW 8.131. Cwm Colliery Grasslands	AW 8.151. Cefn Parc Cemetery
AW 8.89. Gwaun Llanhari Wood	AW 8.110. Rhiwfeilin Fawr	AW 8.132. Cwm Colliery Spoil and Lake	AW 8.152. A4119 Road Verge
AW 8.90. Ty'n Y Waun	AW 8.111. Nant Muchudd	AW 8.133. Maendy Quarry	AW 8.153. Hendy Quarry and Miskin Manor Slopes
AW 8.91. Coedcae Marsh	AW 8.112. Coedcae-mawr	AW 8.134. Croesged Grassland	AW 8.154. Fforest Wood Quarry
AW 8.92. River Ely	AW 8.113. Pant-y-ddraenen	AW 8.135. Beddau East	AW 8.155. Rhydhalog
AW 8.93. Ty-Du	AW 8.114. Crofft -yr-haidd Marshy Grassland	AW 8.136. Duffryn Dowlais	AW 8.156. Coed y Gedrys and Garth-fawr
AW 8.94. Ty-Draw (Pontyclun floodmeadows)	AW 8.115. Nant Gelliwion / Waun Castellau	AW 8.137. Llantwit Fardre Marsh	AW 8.157. Fforest Fawr
AW 8.95. Llanharry Quarry	AW 8.116. Darran Park	AW 8.138. Tonteg Marsh	AW 8.158. Ty-Rhiw Woodlands and Penrhos Cutting
AW 8.96. Cowbridge Road Playing Field	AW 8.117. Tonyrefail East	AW 8.139. Heol-y-Cawl	AW 8.159. Craig Yr Allt Slopes
AW 8.97. Ceulan Farm	AW 8.118. Cae'r-ysgol Woodland	AW 8.140. Brynhill Chapel Grassland	AW 8.160. Coed Caedyrys / Tir Thomas Jones Tip
AW 8.98. Heol Miskin Woodland	AW 8.119. The Glyn	AW 8.141. Coed y Fardre	AW 8.161. The Willowford
AW 8.99. Talygarn Woodland and Lake	AW 8.120. Mynydd y Glyn	AW 8.142. Taff and Rhondda Rivers	AW 8.162. Taff Trail Cycletrack
AW 8.100. East Miskin	AW 8.121. Penrhiw-fer Road Woodland	AW 8.143. Llantwit Fardre West	AW 8.163. Fforestnewydd
AW 8.101. Cefn Hendy Community Woodlands	AW 8.122. Penrhiw-fer Road West	AW 8.144. Caeau'r-Illan Slopes	AW 8.164. Graig Cottages
AW 8.102. Coed-yr-Hendy	AW 8.123. Ystrad Slopes	AW 8.145. Diswylfa Woodland	AW 8.165. Mynydd yr Eglwys
AW 8.103. Pant Marsh	AW 8.124. Mynydd Gelli-wion and Gelliwion Slopes	AW 8.146. Efail Isaf South	AW 8.166. Parc Eirin
AW 8.104. Y Graig	AW 8.125. Coed Craig-Fach	AW 8.147. Afon Clun Valley and Rhiwsaeson Hill	AW 8.167. Gilfach Road Wetlands
AW 8.105. Llantrisant Common	AW 8.126. Treforest Slopes	AW 8.148. Nant Myddlyn / Afon Clun / Tor-y-Coed Woodland	AW 8.168. Mynydd y Gilfach
AW 8.106. Cefn Craig Amos	AW 8.127. Coed Castellau	AW 8.149. Ty Newydd Woods and Grassland	AW 8.169. Gilfach Goch Slopes
AW 8.107. Tonyrefail Mountains	AW 8.128. Pen-y-coedcae Grassland		AW 8.170. Nant Ciwc
	AW 8.129. Coedcae-du		AW 8.171. Llanbad-fawr Marsh

AW 8.172. Cwm Llanbad
AW 8.173. Fernbank East
AW 8.174. Llanharan Marsh /
Brynna Woods / Jubilee
Marsh

AW 8.175. Ewenny Fach and
associated woodlands
AW 8.176. Llanilid
AW 8.177. Dolau Slopes
AW 8.178. Cwmparc

AW 8.179. Mynydd Tyle-coch
AW 8.180. Nant Pentre Forestry
AW 8.181. Treorchy Slopes
AW 8.182. Treorchy Cemetery
AW 8.183. Ton Pentre Slopes

Regionally Important Geological Sites

AW 8.184	Graig Fawr	AW 8.198	Craig y Bwlch	AW 8.209	River Rhondda Waterfall	AW 8.221	Craig-yr-ysgol
AW 8.185	Craig-y-Llyn	AW 8.199	Llech Syrhyd waterfall			AW 8.222	Taffs Well hematite workings
AW 8.186	Graig Fach	AW 8.200	Pen Pych and west Blaenrhondda crags	AW 8.210	Coed-y-wiw tips	AW 8.223	Old Dinas quarry, Pencae drain
AW 8.187	Tarren Saerbren cirque			AW 8.211	Nant yr Ychen stream gulley and crags	AW 8.224	Small crags west of Gadir Wen House
AW 8.188	Brofiscin Quarry	AW 8.201	Craig Blaenrhondda	AW 8.212	South Ty Rhos crags	AW 8.225	Lower section of River Sychryd
AW 8.189	Mwyndy Mine tips	AW 8.202	Craig Selsig and Craig y Ddelw	AW 8.213	Glyncoch Quarry	AW 8.226	Tarren Maen-du quarry and landslide
AW 8.190	Blaenrhondda road cutting (A4061)	AW 8.203	Blaencwm landslide	AW 8.214	Hendy/Miskin Quarry	AW 8.227	River Taff terrace deposits
AW 8.191	Bwa Maen	AW 8.204	Forest Wood Quarry	AW 8.215	Craig yr Eos South Dinas Quarry		
AW 8.192	Mynydy Cross, Llantrisant road cutting	AW 8.205	The Gap quarry	AW 8.216	West Navigation quarry		
AW 8.193	Cefn Park Mine	AW 8.206	Lower Craig Blaenrhondda crags and tip	AW 8.217	Daren y Celyn Quarry		
AW 8.194	Rhiwsaeson tips			AW 8.218	Bwllfa Road tips		
AW 8.195	Cwm Lluest	AW 8.207	Nant y Gwair stream gulley and Cwar y Offeiriad	AW 8.219	Mynydd yr Eglwys landslide		
AW 8.196	Navigation Quarry			AW 8.220	Gelynog colliery spoil tips, Beddau		
AW 8.197	Tarren Felen Uchaf track cutting	AW 8.208	Tarren y Bwllfa				

Local Nature Reserves

LDP Policy: Local Nature Reserve:

- AW 8.228 Glyncornel (Llwynypia)
- AW 8.229 Craig Yr Hesg (Pontypridd)

Local Nature Reserves (LNR) are owned or managed by Rhondda Cynon Taf County Borough Council for nature conservation. There are currently two LNR in Rhondda Cynon Taf, at Glyncornel (Llwynypia) and at Craig yr Hesg (Pontypridd).

Wildlife Trusts for South and West Wales Nature Reserves are owned or leased by the Trust and managed for nature conservation. At present there are two Trust reserves in Rhondda Cynon Taf; Pwll Waun Cynon (Mountain Ash) and Y Gweira (Llantrisant).

F) – List of Settlements without Settlement Boundaries

Established Settlements of 10 dwellings or more that do not have a Settlement Boundary.

Ref No.	Name	Location	Type
1	North View Terrace	Aberaman	2
2	Goitre Coed Isaf	Abercynon	2
3	Gelynog Court	Beddau	1
4	Blaencwm	Blaencwm	1
5	Coedely	Coedely	1
6	Bwlfadare Terrace	Cwmdare	2
7	Heol Creigiau	Efail Isaf	1
8	Groesfaen	Groesfaen	1
9	Halt Road	Hirwaun	2
10	Seymour Avenue	Llanharan	2
11	Meiros Valley	Llanharan	1
12	Trem-y-fforest	Llanharry	2
13	Degar	Llanharry	1
14	Gwaun Llanhari	Llanharry	1
15	Castell-y-Mwnws	Llanharry	1
16	Mwyndy	Llantrisant	1
17	Greys Place	Llwydcoed	2
18	Pantaquesta	Miskin	1
19	Highlands	Penycoedcae	1
20	Penycoedcae	Penycoedcae	1
21	Cefn Rhigos	Rhigos	1
22	Rhiwsaeson	Rhiwsaeson	1
23	Talygarn	Talygarn	1
24	Talygarn House	Talygarn	1
25	Pantybrad	Tonyrefail	1
26	Tylacoch Place	Treorchy	2
27	Ynysmaerdy	Ynysmaerdy	1
28	Pleasant View	Ynysybwl	2
29	Daren Ddu	Ynysybwl	1

Settlement Type 1 - Dwelling cluster
Settlement Type 2 – Terrace or street

Appendix Two

Statutory Designations

Special Areas of Conservation

Northern Strategy Area:

- Coedydd Nedd a Mellte (part);
- Blaen Cynon (part)

Southern Strategy Area:

- Cardiff Beechwood (part)

Sites of Special Scientific Interest

Northern Strategy Area:

- Blaenrhondda Road Cutting
- Bryncarnau Grasslands, Llywcoed
- Cors Bryn-y-Gaer, Hirwaun
- Craig Pont Rhondda
- Craig-y-Llyn, Rhigos (part)
- Dyffrynoedd Nedd a Mellte & Moel, Penderyn, (part)
- Mynydd Ty-Isaf, Rhondda

Southern Strategy Area:

- Brofiscin Quarry, Groesfaen
- Brynna a Wern Tarw (part)
- Castell Coch Woodlands, Taffs Well (part)
- Ely Valley, Miskin (part)
- Llantrisant Common Pastures
- Nant Gelliwion Woodland, Pontypridd
- Rhos Tonyrefail

Conservation Areas

Northern Strategy Area:

- Aberdare Town Centre
- Blaenrhondda
- Llanwonno

Southern Strategy Area:

- Glan-y-Llyn
- Graigwen
- Llanharan
- Llanharry
- Llantrisant
- Miskin, Pontyclun
- Pontypridd (Taff)
- Pontypridd (Town Centre)
- Talygarn
- Treforest (Broadway)
- Treforest (Old Park Terrace)
- Treforest (Riverside)
- Troedrhwiwtrwyn

Historic Landscapes

Northern Strategy Area:

- Rhondda Historic Landscape (former Rhondda Borough area)

Southern Strategy Area:

- None

Historic Parks and Gardens

Northern Strategy Area:

- Aberdare Park

Southern Strategy Area:

- Talygarn, Pontyclun
- Llanharan House
- Miskin Manor, Pontyclun
- Ynysangharad War Memorial Park, Pontypridd

Distribution of Scheduled Ancient Monuments

Northern Strategy Area:

Aberaman	2
Aberaman & Ferndale.....	1
Aberdare/Llywcoed	10
Cwmbach	2
Ferndale.....	2
Hirwaun.....	3
Maerdy.....	2
Mountain Ash	2
Pentre	1
Pentre & Treorchy	1
Porth	1
Rhigos	1
Rhigos & Treherbert	1
Treherbert	4
Treorchy.....	4
Ynysgir	1
Ystrad.....	1

Southern Strategy Area:

Llanharan	5
Llanharry	1
Llantrisant	3
Llantwit Fardre	1
Pontyclun.....	3
Pontypridd.....	8
Taffs Well	1
Tonyrefail.....	1

Distribution of Listed Buildings

Northern Strategy Area:	Grade II	Grade II*	Grade I
Aberaman	6		
Abercynon	5		
Aberdare	57	2	
Cymer	2		
Ferndale	3		
Hirwaun	16		
Llwydcoed	3	1	
Llwyn-y-pia	3		
Mountain Ash	6	1	
Pen-y-graig	1		
Penrhiwceiber	4		
Pentre	3	2	
Porth	14	1	
Rhigos	2		
Tonypandy	2	2	
Trealaw	4		
Trehafod	4	5	
Treherbert	4	1	
Treorchy	4	1	
Tylorstown	1		
Ynyshir	2		
Ynysybwl	4		
Ystrad	2		
Total*	152	16	0

*5 listed buildings are double counted lying across ward boundaries.
The total at the time of the preparation of the LDP is therefore 361 not 366.

Southern Strategy Area:	Grade II	Grade II*	Grade I
Llanharan	19	1	
Llanharry	2		
Llantrisant	17	2	
Llantwit Fardre	2	2	
Pontyclun	25	1	
Pontypridd	84	13	3
Taffs Well	16		
Tonyrefail	11		
Total*	176	19	3

*5 listed buildings are double counted lying across ward boundaries.
The total at the time of the preparation of the LDP is therefore 361 not 366.

Appendix Three

Development Plan Evidence Base

To enable the preparation of a sound plan, Rhondda Cynon Taf County Borough Council has collated a range of up-to-date information that will underpin and strengthen the Local Development Plan. This evidence base will contain the latest information on the economic, social and environmental characteristics of Rhondda Cynon Taf.

EB1. Strategic Environmental Assessment Screening Opinion, 2005

In accordance with the requirements of the SEA regulations the Council prepared a detailed Screening Opinion for the LDP.

EB2. SA/SEA Scoping Report, 2006

The Scoping Report for the Sustainability Appraisal (SA) of the Rhondda Cynon Taf Local Development Plan (LDP) 2006 – 2021. It sets out the key sustainability issues and objectives for the County Borough, and is intended, through consultation to make the plan more sustainable.

EB3. Rhondda Cynon Taf LDP Preferred Strategy, 2007

The Local Development Plan, Preferred Strategy 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.

EB4. Preferred Strategy Sustainability Appraisal, 2007

This document is the summary of the Sustainability Appraisal (SA) Report for Rhondda Cynon Taf's Local Development Plan (2006 – 2021) Preferred Strategy. It describes how the Sustainability Appraisal (SA) process was used to assist in planning for the development and use of land within the County Borough, as required by legislation and government guidance.

EB5. Appropriate Assessment (AA) of the Rhondda Cynon Taf County Borough Council's Local Development Plan: Preferred Strategy Screening Report, 2007

The report contains the findings of a 'screening' process to determine if the Local Development Plan will have a significant adverse effect on Natura 2000 sites or European Sites in and adjacent to the County Borough.

EB6. Rhondda Cynon Taf Local Development Plan: Preferred Strategy Regulation 15 Statement of Consultation, 2008

The statement provides a record of the consultation undertaken as part of the Preferred Strategy Process and a summary of the representations received.

EB7. Rhondda Cynon Taf Deposit Draft Local Development Plan 2006 – 2021, 2009

The Local Development Plan (LDP) will provide the development strategy and spatial policy framework for the LDP area over a fifteen-year period to 2021. The Plan will be used by the Council to guide and control development, providing a basis for consistent and appropriate decision-making.

EB8. SA/SEA Deposit Draft Plan Sustainability Appraisal Report, 2009

The SA of Rhondda Cynon Taff's Deposit Draft Plan has appraised the effects of individual policies, as well as the overall effect of the plan, including cumulative and incremental effects.

EB9. SA/SEA Deposit Draft Plan Non Technical Summary, 2009

This is the summary of the Sustainability Appraisal Report for Rhondda Cynon Taf County Borough Council's Deposit Draft Plan. It describes how the Sustainability Appraisal (SA) process was used to assist in planning for the development and the use of land, as required by planning legislation and Welsh Government guidance.

EB10. Habitat Regulations Assessment (Appropriate Assessment) Report Draft Deposit LDP, 2009

This report details the HRA (Appropriate Assessment) stage for Rhondda Cynon Taf County Borough Council's Draft Local Development Plan (LDP). It sets out the methods, findings and conclusions of the Appropriate Assessment.

EB11. Preferred Strategy Statement of Consultation Report, 2009

The purpose of this statement is to provide a record of the consultation undertaken on the Local Development Plan (LDP) Preferred Strategy in January/February 2007. The statement provides a summary of all representations received and a response to the main issues raised.

EB12. Deposit Draft Representations Register, 2009

The register contains full details of the representations received during February/March 2009, in respect of the policies and proposals contained in the Deposit Draft LDP.

EB13. Alternative Site Representations Register, 2009

The register contains full details of the representations received during June/July 2009, in respect of sites contained in the Alternative Sites Consultation Register.

EB14. Representations Responses Register, 2009

The register contains the Council's response and recommendations to all representations received to the Deposit Draft LDP and Alternative Sites Consultation Register. A response has also been provided to representations received on the SA/SEA.

EB15. Sustainability appraisal / strategic environmental assessment of Focussed Proposed Changes, 2009

The Council has prepared Focussed Changes to its Deposit Draft LDP (January 2010). These changes have been reviewed by Enfusion as part of the ongoing Sustainability Appraisal (SA) process to determine whether there are likely to be any significant sustainability effects arising from the changes to the plan

EB16. Delivery Agreement revised, 2010

The purpose of the Delivery Agreement is to provide details of the timetable for the production of the Local Development Plan and establish a full and continuous approach to community engagement and involvement in the preparation of the Local Development Plan.

EB17. Statement of Focussed Changes, 2010

This document sets out Focussed Changes, and consequential amendments, that the Council considers appropriate to make to the LDP following consideration of the representations received during the Deposit and Alternative Site consultations and changes in circumstances since the publication of the Deposit LDP.

EB18. Habitats Regulations Assessment**(Appropriate Assessment) Report, 2010**

This report, prepared by consultants 'Enfusion', details the HRA Appropriate Assessment stage for Rhondda Cynon Taf County Borough Council's (RCT) Local Development Plan (LDP). It sets out the methods and findings and the conclusions of the Appropriate Assessment. Further to the HRA Appropriate Assessment as listed above as EB10, this report undertakes further screening and assessment subsequent to the Deposit stage consultation representations.

EB19. Urban Capacity Study Upper and Central Rhondda, 2005

The study outlines the findings of the Urban Capacity Study undertaken to review the availability of developable land in the central and upper Rhondda Valleys.

EB20. Candidate Site Assessment Methodology, 2006

The Candidate Site Assessment Methodology has been developed by Rhondda Cynon Taf County Borough Council to reflect guidance from the Welsh Government. The Candidate Site Assessment Methodology document sets out the preferred methodology for the consideration of land for development in the emerging Local Development Plan. In doing so, it identifies the guiding principles for establishing potential new site allocations, consistent with national and regional planning policy and Sustainability Appraisal / Strategic Environment Assessment objectives.

EB21. Candidate Sites Register, 2007

The Candidate Sites Register provides details of all the sites submitted to the Council for inclusion in the LDP process.

EB22. Findings of the Candidate Site Assessment Process, 2009

The document contains the detailed findings of each stage of the Candidate Site Process. The document provides a detailed assessment of each site including a constraints sustainability appraisal and the results of consultation with special consultation bodies.

EB23. Alternative Site Consultation Register, 2009

The Alternative Site Register sets out the site allocation representations that were received during the consultation on the Deposit Draft Local Development Plan. The register is in four parts; a site index, new sites for inclusion in the LDP, proposed amendments to the settlement boundary and sites proposed for deletion from the LDP.

EB24. Delivery Agreement Consultation Record, 2005

This document is a record of the engagement and consultation exercises that the Council undertook in the development of its Delivery Agreement between June and November 2005.

EB25. Report on the findings of visioning workshop, 2006

The purpose of this report is to record and analyse the information and opinions gathered at two visioning workshops; one with elected members and the second with key stakeholders, which included representatives from a wide range of organisations. The report provided the Council with a clear indication of the views and wishes of those attending the workshops and a basis on which to undertake further consultation with the wider community.

EB26. LDP Forum Event Record, 2006

The Local Development Plan Forum Event Record is a summary of key points from three Local Development Plan Visioning Workshops with Council Members, Community Representatives and key stakeholders. The purpose of the workshops was threefold; to identify the main issues that the Local Development Plan would need to address, to begin considering how these issues would be addressed through various future development strategies and finally to discuss the three main aspects of the draft Preferred Strategy.

EB27. Placemaking Event Record, 2007

This document is a record of the Placemaking workshops that the Council undertook during August and September 2007. The record outlines the Council's discussions and preparations of the concept plans for the strategic sites, which are a key part of the Council's Preferred Strategy.

EB28. Event record of pre-deposit consultation with key infrastructure providers, 2008

In order for key infrastructure providers to make representations to allocations in the Draft Deposit Draft LDP the Council has undertaken a pre-deposit public consultation. This is a record of the process of consultation with key infrastructure providers and the representations received.

EB29. Sustainability Appraisal Targets & Indicators Consultation, 2008

In order for a Monitoring Strategy to be prepared that will observe the sustainability effects of the Local Development Plan (LDP), the Council developed and consulted on an up-to-date set of targets and indicators, to meet monitoring requirements for both the LDP and the Sustainability Appraisal (SA) process. The consultation sought the views of neighbouring local authorities in Southeast Wales, consultees, members of the public

and internal Council departments on the 21 Sustainability Appraisal Targets and Indicators.

EB30. LDP Forum Event Record, 2008

This document is a record of a meeting of the LDP Forum that was held on the 17th November 2008 at the Valleys Innovation Centre, Abercynon to discuss policy refinement in the Deposit Draft Local Development Plan (LDP).

EB31. Minutes of the Housing delivery workshop, 2009

The housing deliverability workshop sought the views of house builders and developers with regards to the deliverability of the allocated housing sites and the timescale for the delivery within the plan period.

EB32. Rhondda Cynon Taf Progress Report on Population and Dwelling Projection, 2006

The population and household projections provides the detailed statistical basis from which the dwelling requirement figure for the LDP is derived. The projections use the 'Chelmer' model and forecast population, household and dwelling requirement rates for Rhondda Cynon Taf.

EB33. Rhondda Cynon Taf 2006 Housing Needs Assessment, 2006

Fordham Research were commissioned by Rhondda Cynon Taf County Borough Council to undertake a Housing Needs Assessment Study to assess the future requirements for both affordable and market housing across all tenures, areas and client groups in the local community.

EB34. South East Wales Regional Housing Apportionment Seminar, 2007
In accordance with the guidance contained in Planning Policy Wales, the Council as part of the South East Wales Planning Group (SEWPG) has been involved in the process of apportioning housing land requirement for the South East Wales region. The process requires SEWPG to work with a range of stakeholders to agree population and household projections and the apportionment of these projections for each Local Authority area in the region. The process was completed in summer 2007. The results of the process informed the development of the housing land requirements of the emerging Rhondda Cynon Taf LDP.

EB35. Joint Housing Land Availability Study, 2007
This study, prepared by Welsh Government under TAN 1 and published in July 2008, assesses the availability of land for housing development in the plan area at 01/04/07 against the requirement for a 5-year land supply.

EB36. Housing Matters - Local Housing Strategy for Rhondda Cynon Taf 2007 – 2012 (2007)
Rhondda Cynon Taf's Local Housing Strategy aims to provide a strategic framework that ensures all citizens in Rhondda Cynon Taf have access to decent, affordable housing and safe living environments.

EB37. Rhondda Cynon Taf Affordable Housing viability Study Final Report, 2009
This guidance was prepared for the Council by Three Dragons, using their viability testing method (EB115). The LDP area is divided into 4 housing sub market areas, and the broad effects on viability of land values, density of development and grant availability are considered.

EB38. Rhondda Cynon Taf Local Development Plan 2006 - 2021 Assessment of Housing Requirements and delivery (NLP), 2009
This report for the Council by Nathaniel Lichfield & Partners tests the LDP proposed housing land supply against the 2006-based population and household forecasts. The deliverability of the proposed housing land allocations is considered.

EB39. Rhondda Cynon Taf Economic Development Prospects and Employment Land Implications, 2006
The study analysed the demand for employment land within the County Borough, as well as reviewing the current employment land offer and supply that may be available in the future. Critically, the study builds upon the Review of the Economic Regeneration Strategy of Rhondda Cynon Taf (2006) and incorporates the future needs of key growth sectors within the County Borough..

EB40. Review of the Rhondda Cynon Taf Economic Regeneration Strategy, 2006
This report seeks to provide an up-to-date review and detailed information relating to the progress of the Rhondda Cynon Taf Economic Regeneration Strategy.

EB41. Employment Land Review (NLP), 2008
Nathaniel Lichfield and Partners have been appointed by the Council to undertake an employment land study to the Local Development Plan. The study is intended to assist the Council in its consideration of the existing economic position within the area; in making decisions on the amount of land that is required to deliver its economic aspirations; and in assessing the need to allocate new land or release existing land to achieve a balanced portfolio of sites.

EB42. Rhondda Cynon Taf Employment Land Availability Schedule, 2008

This document sets out the situation regarding the availability of land for employment related development in Rhondda Cynon Taf County Borough Council up to the 1st January 2008.

EB43. Employment Land Review - Availability Schedule, 2009

This document sets out the situation regarding the availability of land for employment related development in the Rhondda Cynon Taf County Borough Council area up to the 1st April 2009.

EB44. Sites of Importance for Nature Conservation in RCT – Site Descriptions, 2008

Prepared by the Council's Countryside section, the report gives full detail of the updated designation of Sites of Importance for Nature Conservation. It outlines the flora and fauna that exist on the land, the scale and location of the designation along with the specific features of the site that qualify it for designation, as identified by regionally agreed criteria (see EB46).

EB45. Rhondda Cynon Taf Earth Science Audit, 2003 – 2004 (2004)

This document outlines the audit of 565 Earth Science sites throughout Rhondda Cynon Taf and considers locations / outcrop areas with current and / or potential for geoconservation. The study identifies the sites recommended for Regionally Important Geological Site status as shown on the Proposals Map.

EB46. Criteria for the Selection of Sites of Importance for Nature Conservation in the County Boroughs of Blaenau Gwent, Caerphilly, Merthyr Tydfil and Rhondda Cynon Taf (the 'Mid-Valleys Area'), 2008

This document has been produced to identify consistent criteria to identify Sites of Importance for Nature Conservation (SINC's) for the above Local Authorities. It was used in the re-assessment of the SINC's in Rhondda Cynon Taf in 2008, the results of which are shown on the Constraints map and listed in Appendix 1 E.

EB47. A Local Biodiversity Action Plan for Rhondda Cynon Taf, 2000

The Local Biodiversity Action Plan will aim to conserve and enhance the biodiversity of the County Borough and will report to a wider biodiversity partnership.

EB48. Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, 2007

The strategy commissioned by a consortium of South East Wales Planning Authorities outlines a methodology for analysing and designating Special Landscape Areas.

EB49. Proposals for Designation of Special Landscape Areas in Rhondda Cynon Taf, 2008

The study provides a detailed analysis of the landscape characteristics of Rhondda Cynon Taf and makes recommendations about areas to be designated as Special Landscape Areas in the LDP.

EB50. Greenspace Provision Report, 2007

The study undertaken in 2007 assessed the provision of green space within Rhondda Cynon Taf.

EB51. Open Space and Play/Sport Area Provision Report, 2007

The study undertaken in 2007 assessed the provision of open space and play / sport area provision in Rhondda Cynon Taf.

EB52. SEWBREC Biodiversity Information Search Results, 2009

This comprehensive survey report, prepared by the South East Wales Biodiversity Records Centre, includes an inventory of all species of flora, fauna and nature conservation designations that exist within, and within 500 metres of, all LDP development allocation sites.

EB53. Tourism Opportunities Study for the Heads of the Valleys Area of Rhondda Cynon Taf Final Report, 2007

The study identified and evaluated the potential tourism opportunities within the defined Heads of the Valleys area of Rhondda Cynon Taf (the Study Area).

EB54. Rhondda Cynon Taf Tourism Strategy: Reaching Destination Rhondda Cynon Taf 2007 – 2013 (2007)

The Tourism Unit of Rhondda Cynon Taf County Borough Council generated the tourism strategy with a vision to improve the profile and "tourism offer" of Rhondda Cynon Taf so that prospective visitors would believe the County Borough to be one of the UK's short break destinations by 2013.

EB55. Out and About, The Rights of Way Improvement Plan for Rhondda Cynon Taf, 2007

The Out and About Plan is the final stage in the Rights of Way Improvement Plan process. The Assessment quantifies the extent of the countryside access network available for public recreation and enjoyment.

EB56. Cynon Valley River Park Draft Strategy, 2007

The Cynon Valley River Park is a floodplain environment on the valley floor that stretches from Rhigos and Penderyn in the north to Abercynon in the south. The Cynon Valley River Park Strategy updates the original concept, taking into account changes in the planning context, new development proposals and community aspirations, the adopted Local Biodiversity Action Plan and the Heads of the Valleys environmental programme.

EB57. Rhondda Cynon Taf Leisure Study, 2008

Nathaniel Lichfield and Partners have been appointed by Rhondda Cynon Taf County Borough Council to undertake an assessment of indoor leisure provision within the Borough.

EB58. Rhondda Cynon Taf Household Leisure Patterns Report (NLP), 2008

This report for the Council by Nathaniel Lichfield & Partners examines the pattern of use of leisure facilities based on a household survey and identifies future needs.

EB59. Rhondda Cynon Taf Strategic Flood Consequences Assessment, 2008

Scott Wilson were commissioned by Rhondda Cynon Taf County Borough Council with assistance from the Environment Agency (Wales) in 2008 to prepare a Strategic Flood Consequences Assessment, principally of the 8 LDP strategic sites and Treforest Industrial Estate.

EB60. Robertstown Broad Level Flood Consequences Assessment, 2010

Scott Wilson prepared this report for the Council to meet the TAN 15: Development and Flood Risk (2004) requirement for assessment of the flood consequences of the employment and leisure allocation in the Robertstown / Abernant Strategic Site.

EB61. Rhondda Cynon Taf LDP Surface Water Analysis, 2010

The aim of this report is to provide the Council with an outline analysis of draft LDP land allocations, including Strategic Sites that are potentially constrained by surface water flood risk.

EB62. Porth Town Centre Regeneration Strategy, 2003

The Council commissioned Camlin Lonsdale to produce a strategy that provided a focused plan, achieved consensus within the town centre community, defines agreed actions, identifies implementation costs and potential programmes and accommodates all existing proposals for the Porth-Lower Rhondda Fach Relief Road.

EB63. Treorchy Town Centre Regeneration Strategy, 2003

Produced by Wyn Thomas, Gordon Lewis, the Regeneration Strategy for Treorchy Town Centre sets a vision for Treorchy that addresses the three main issues of new development opportunities within and around the town centre; the enhancement of the retail centre of the town through physical works and recommendations on management and promotion activities; and, the full range of transportation issues affecting the town.

EB64. Pontypridd Regeneration Strategy Final Report, 2005

The Regeneration Strategy for Pontypridd Town Centre was prepared by Atkins in order to place current activity and future opportunities into the context of a single 'Framework document', and to create a comprehensive and co-ordinated long term (10 year) strategy for the development of the town.

EB65. Llantrisant Old Town Regeneration Strategy, 2005

The Council commissioned Hyder Consulting (UK) Ltd in partnership with Davies Sutton Architects and Geoff Broom Associates to produce a Regeneration Strategy for Llantrisant Old Town. The purpose of the

strategy is to show the way forward for the regeneration of Llantrisant's Old Town, so that it can maximise its potential as the principal "gateway" settlement into the Taff Ely Vale and positively utilise the Old Town's unique historic attributes to act as a catalyst for the regeneration of the Rhondda Cynon Taff area.

EB66. Tonyrefail Town Centre Regeneration Strategy, 2006

The Council commissioned Hyder Consulting (UK) Ltd in June 2005 to produce a Regeneration Strategy for Tonyrefail Town Centre. The brief set the task of formulating a fully costed strategy for the regeneration of Tonyrefail, setting the context for new development opportunities and creating a thriving and vibrant town centre which meets the needs of the expanding population in the area.

EB67. Ferndale Regeneration Strategy, 2006

Prepared by consultants RPS, the aim of the strategy is to provide a framework for Rhondda Cynon Taff and local representative community led groups to co-ordinate regeneration activity and to promote events in Ferndale. This would include new development opportunities within and around the town centre. Enhancing the retail centre of the town through physical works and recommendations on management and promotion activities. Addressing the range of transportation issues affecting the town and developing the tourism potential of the area.

EB68. Mountain Ash Town Centre Regeneration Strategy, 2002

Atkins were commissioned by the Council on behalf of the Mountain Ash Town Forum to prepare a regeneration strategy for Mountain Ash town centre. Funded by the Welsh Development Agency, the aim of the study was to formulate a strategy for the regeneration of the town, thus setting the context for new development opportunities and creating a thriving and vibrant town centre.

EB70. Rhondda Cynon Taf County Borough Council Retail Capacity Assessment Quantitative Update, 2008

The study commissioned on behalf of Rhondda Cynon Taf County Borough Council to prepare this quantitative retail study update. The study assesses the quantitative scope for new retail floorspace in RCT in the period 2007 – 2021. The report sets out the methodology adopted for this analysis and provides a quantitative capacity analysis in terms of levels of spending for convenience and comparison-shopping.

EB71. Rhondda Cynon Taf Retail Study: Supplementary Report on Proposed Town Centre Llantrisant, 2008

The study commissioned on behalf of Rhondda Cynon Taf County Borough Council to produce a supplementary report to the 2007 Quantitative Update of the RCT Retail Study. In the process of producing the Local Development Plan, Rhondda Cynon Taf County Borough Council has considered a new retail centre in Mwyndy / Talbot Green, and consideration has therefore been given to what, if any would be an appropriate size, function and format of the new centre.

EB72. Explanatory Memorandum on LDP Retail Evidence following changes to Pontypridd Commitments, 2009

Nathaniel Lichfield & Partners provided the Council with advice on the implications for the LDP of the approval of the smaller Riverside scheme in place of the Angharad Walk scheme in central Pontypridd.

EEB73. Hanson's Aggregates Background Documents

A) Assessment of Environmental Effects of blasting at Craig yr Hesg quarry, 2004

This report was prepared by consultants 'Vibroc Ltd' on behalf of Hansons Aggregates, as supporting information for the Candidate Site at Craig yr Hesg quarry. It details the blasting process undertaken in hard-rock quarries in general terms and specifically how such operations take place at the existing quarry.

B) Extension to Craig Yr Hesg Quarry Briefing Note 2008

This Briefing note was prepared by consultants 'White young Green' on behalf of Hansons Aggregates. It outlines the current operational processes at the quarry including details of production. It sets out the requirements of national and regional minerals policies in relation to ensuring future production and the suitability of Craig yr Hesg to achieve this.

C) Craig Yr Hesg Quarry landscape and visual appraisal of proposed extension site 2006

Produced by consultants 'White Young Green' on behalf of Hansons Aggregates', the report gives details of the physical landform changes that would result from the proposed quarry extension site.

EB74. Regional Waste Plan 1st Review, 2008

The Regional Waste Plan 1st Review is a non-statutory plan prepared through a voluntary joint arrangement of 11 Local Planning Authorities with the assistance of other key stakeholders. Once endorsed by each of the Local Planning Authorities and agreed by the Welsh Government, the RWP 1st Review will become a strategic framework for the preparation of Local Development Plans and a material consideration in the development control process.

EB75. Regional Technical Statement for the area covered by the South Wales Aggregates Working Party, 2008

The main purpose of the statement is to set out the strategy for the provision of aggregates in the South Wales region for the period until 2021. It sets out on a Minerals Planning Authority basis, where allocations for future aggregate provision is required to ensure a 10 year landbank of aggregates throughout the LDP plan period.

EB76. Minerals Background Paper, 2009

This background paper has been prepared to give detailed clarification of, and outline the evidence behind, the formulation of the Deposit Plan's minerals policies.

EB77. Rhondda Cynon Taf Local Development Plan 2006 – 2021: Renewable Energy Study, 2005

The aim of the Renewable Energy Study is to briefly examine the opportunities and constraints to the development of renewable energy and energy efficiency within the County Borough of Rhondda Cynon Taf, to inform decision-making in the formation of policies on renewable energy for the Local Development Plan 2006 – 2021.

EB78. TAN 8 Annex D Study of Strategic Search Areas E and F: South Wales Valleys Final Report, 2006

The study commissioned by a consortium of South Wales Authorities seeks to analyse and retrieve the strategic search area for the harnessing of energy and wind power contained in TAN 8: Planning for Renewable Energy (2005)

EB79. Access, Circulation and Parking Study, 2007

The study was commissioned by Rhondda Cynon Taf County Borough Council to establish an evidence base from which modern highway standards in relation to access, parking and circulation will assist in meeting wider regeneration objectives in the County Borough.

EB80. Strategic Transport Assessment, 2007

Hyder Consulting were commissioned by the Council to assess eight strategic sites in terms of their associated traffic impact upon the strategic highway network. This report has addressed the transport implications of forecast development on the eight strategic sites.

EB81. Strategic Transport Corridors Infrastructure Needs Studies, 2009

In March 2008 Hyder was commissioned by the Council to develop a traffic model to establish the baseline traffic situation along the A4119 and A473 corridors. It was also a requirement to assess the degree of highway improvements to the strategic highway network that would be needed to accommodate the likely traffic volumes that will result from the development of strategic and candidate sites put forward for consideration in the emerging Local Development Plan.

EB82. LDP Cabinet, Council and Development Control Committee Reports

This document provides a list of references to LDP documents at various stages of the LDP process in the Council's Cabinet, Council and Development Control Committee reports dating back to when work began on the preparation of the LDP.

EB83. Housing Land Topic Paper, 2007

The LDP: Housing Land Topic Paper (January 2007) provides the statistical analysis and background to the dwelling requirement figures contained in the LDP: Preferred Strategy. In doing so the topic paper examines population and house building trends in Rhondda Cynon Taf and outlines population and dwelling requirements for the plan period.

EB84. Employment Land Topic Paper, 2007

This Topic Paper sets out the statistical background analysis and justification for the scale of land allocations identified in the Rhondda Cynon Taf Local Development Plan 2006-2021: Preferred Strategy document.

EB85. Climate Change Topic Paper, 2008

This topic paper sets out the national and regional planning policy context relating to climate change. It then guides the formulation of draft LDP policies for the topic, giving consideration to local circumstances and characteristics.

EB86. Design Topic Paper, 2008

This topic paper sets out the national and regional planning policy context relating to Design. It then guides the formulation of draft LDP policies for the topic, giving consideration to local circumstances and characteristics.

EB87. Transportation Topic Paper, 2008

This topic paper sets out the national and regional planning policy context relating to Transportation. It then guides the formulation of draft LDP policies for the topic, giving consideration to local circumstances and characteristics.

EB88. Employment Topic Paper, 2008

The topic paper will develop draft LDP policies, which will set out the policy framework for the delivery of employment sites. The paper should be read in conjunction with the Employment Land Requirement Topic Paper (Jan 2007).

EB89. Green Wedge Topic Paper, 2008

The purpose of this topic paper is to determine green wedge designations and associated draft policies in the Local Development Plan (LDP) 2006-2021.

EB90. Town Centre Topic Paper, 2008

The purpose of this topic paper is to set out the background and suggested draft town centre policies to form part of the Local Development Plan (LDP) 2006-2021.

EB91. Waste Management Topic Paper, 2008

The purpose of this Topic Paper is to develop the draft LDP policies which will set out the policy framework for land use aspects of waste disposal and make provision for facilities for waste management in Rhondda Cynon Taff.

EB92. Tourism Topic Paper, 2008

The purpose of this Topic Paper is to set out the background and suggested Draft Tourism Policies to form part of the Local Development Plan (LDP) 2006-2021.

EB93. Leisure & Recreation Topic Paper, 2008

This topic paper sets out the national and regional planning policy context relating to leisure and recreation. It then guides the formulation of draft LDP policies for the topic, giving consideration to local circumstances and characteristics.

EB94. Housing Topic Paper, 2008

This topic paper reviews the issues relating to provision of housing land, and proposes policies for the Draft LDP.

EB95. Infrastructure Topic Paper, 2008

This topic paper sets out the national and regional planning policy context relating to infrastructure. It then guides the formulation of draft LDP policies for the topic, giving consideration to local circumstances and characteristics.

EB96. Retail Topic Paper, 2008

This draft topic paper, originally prepared in 2007, proposes retail policies for the Draft LDP. Retail planning commitments are summarised and retail centre boundaries are reviewed.

EB97. Renewable Energy Topic Paper, 2008

This topic paper sets out the national and regional planning policy context relating to Renewable Energy. It then guides the formulation of draft LDP policies for the topic, giving consideration to local circumstances and characteristics.

EB98. Natural Environment Topic Paper, 2008

This topic paper sets out the national and regional planning policy context for the natural environment and nature conservation. It then guides the formulation of draft LDP policies for the topic, giving consideration to local circumstances and characteristics.

EB99. Minerals Topic Paper, 2008

This topic paper sets out the national and regional policy context relating to minerals planning issues. It then guides the formulation of draft LDP policies for the topic, giving consideration to local circumstances and characteristics.

EB100. Design and Placemaking (SPG), 2010

The SPG sets out placemaking and design guidance aimed at raising the standards of development to help deliver new sustainable communities and to ensure that new development makes a positive contribution to regenerating existing communities in Rhondda Cynon Taf.

EB101. The Historic Built Environment (SPG) 2010

This Supplementary Planning Guidance (SPG) gives detailed guidance to owners and occupiers of land and buildings within the historic built environment, and anyone wishing to develop within it or make alterations to it, and is a material consideration in the determination of relevant planning applications.

EB102. Design in Town Centres (SPG), 2010

This SPG provides guidance is for owners/occupiers of town centre heritage properties within Rhondda Cynon Taf who are considering alterations and repairs to their buildings. The SPG will also provide the Council with assistance when in discussion with owners/occupiers and when considering planning applications.

EB103. A Design Guide for Householder Development (SPG), 2010

This document sets out design guidance for householders and aims to raise the standard of householder development to ensure that new development makes a positive contribution to regenerating communities in Rhondda Cynon Taf.

EB104. Affordable Housing (SPG), 2010

This SPG provides greater detail on the affordable housing requirements in the policies of the LDP.

EB105. Nature Conservation (SPG), 2010

This Supplementary Planning Guidance (SPG) for Nature Conservation has been produced in conjunction with the Rhondda Cynon Taf Local Development Plan and provides additional guidance to support the policies, allocations and constraints identified in the Plan relating to biodiversity, soil and earth science features.

EB106. Planning Obligations (SPG), 2010

The aim of this Supplementary Planning Guidance (SPG) is to provide a clear picture of what types of obligations developers may be expected to contribute towards, the likely amounts of these obligations and the trigger points at which different obligations will be sought by the Council. It will form the basis of negotiations between all parties.

EB107. Delivering Design and Placemaking (SPG), 2010

This SPG provides details of requirements under the LDP for transport tariff payments, transport assessments, travel plans, parking requirements, the design of roads and paths and commuted sums payments.

EB108. Roles & Functions of Settlements Paper, 2008

This background paper demonstrates why specific towns and villages have been identified as principal towns and key settlements and sets out the methodology used to develop the settlement hierarchy. To do this, the paper outlines what are 'sustainable' settlements, the settlement hierarchy of Rhondda Cynon Taf, the methodology used to record the services/facilities/uses that identify principal towns, key settlements, and

local and neighbourhood centres, a record of the services/facilities/uses that define the settlements in the hierarchy and their role in the Wider Region.

EB109. Preferred Strategy Background Paper, 2008

The topic paper outlines the current and emerging policy context for the Core Strategy, responses to the Representations received to the strategy outlined in the LDP: Preferred Strategy, and draft LDP Policy, which outlines a core strategy amended in light of the changes to the policy context and the representations.

EB110. Settlement Strategy Background Paper, 2009

This paper provides explanations of how the settlement strategy for the Local Development Plan (LDP) was developed; the role different settlements in the hierarchy will play in delivering the Preferred Strategy and the development and role of the settlement boundaries in the strategy.

EB111. Strategic Sites Background Paper – Final, 2010

This paper describes the background to the definition of the 8 strategic sites listed in the LDP Preferred Strategy. A list of relevant evidence, details of consideration of alternatives, a summary of the infrastructure issues and a sensitivity test to changes in the proposals are provided.

EB112. Targets & Indicators Background Paper, 2010

The purpose of this background paper is to explain how the LDP has been prepared to provide both certainty and flexibility in its application and explain the framework that will be used to monitor the implementation of the LDP.

EB113. SEWSPG Habit Regulations Assessment - A Toolkit to support HRA Screening & Appropriate Assessment of Plans, 2008

This Toolkit has been produced by Enfusion Ltd to provide the members of the South East Wales Strategic Planning Group (SEWSPG) with a simple, clear, systematic method to support planners in the completion of robust and compliant Habitats Regulations Assessment (HRA) Screening and full Appropriate Assessment if necessary.

EB114. Record of Development of Preferred Strategy, 2007

The purpose of this paper is to outline the policy context and stages undertaken to prepare the Rhondda Cynon Taf Local Development Plan (LDP) Preferred Strategy. The paper details the factors and discussions that have both informed and shaped the Preferred Strategy between January–November 2006.

EB115. SEWSPG - Guidance on Preparing Affordable Housing Viability Studies, 2009

This guidance was prepared by Three Dragons for the South East Wales Strategic Planning Group. It provides a method for testing the viability of housing proposals.

EB116. A Better Life Our Community Plan 2004 – 2014, 2004

“A Better Life” is the Community Plan for Rhondda Cynon Taf and sets out a framework for creating a brighter future for everyone who lives and works in Rhondda Cynon Taf. A range of local partners, through the Rhondda Cynon Taf Better Life Consortium, developed the Community Plan.

EB117. Rhondda Cynon Taf County Borough Council Contaminated Land Strategy, 2004

Outlines the Council's Strategy for dealing with land contamination within the Borough.

EB118. Children and Young People's Plan for Rhondda Cynon Taf, 2008 – 2011 (2008)

Fframwaith, the Children and Young People's Partnership, with the help of local children and their families, have produced the first Children and Young People's Plan for Rhondda Cynon Taf. The Plan is designed to meet the needs of children and young people living in our communities, through collaboration with local agencies and services for children.

EB119. Hirwaun Village Study, 2008 (NLP)

The study provides a detailed analysis of the socio-economic characteristics of Hirwaun and makes recommendations about the potential growth of the settlement.

EB120. Llanharan Village Study, 2008 (NLP)

The study provides a detailed analysis of the socio-economic characteristics of Llanharan and makes recommendations about the potential growth of the settlement.

EB121. Health Social Care and Well-Being Strategy, 2008-2011 (2008)

The Health Social Care and Well-Being Strategy, 2008 - 2011 is the second strategy to be developed by the Health, Social Care and Well-Being Partnership Board to tackle the underlying causes of ill health and health inequality in deprived areas. The strategy reviews what has been achieved to date and prioritises the next stages to improve access to healthcare and quality of life for local residents.

**EB122. Rhondda Cynon Taf Planning Obligations Review
Final Report, 2005**

The study provides detailed research and analysis of the form and application of planning obligations. The document provides the basis for the development of LDP policy.

**EB123. Draft Retail & Leisure Development: Approach to
Site Selection, 2008**

This paper provides the background details of the process of selection of sites allocated in the LDP for retail and leisure development.

EB124. Retail Study – Rhondda Cynon Taf Household Survey, 2006

This data on household shopping patterns was compiled by NEMS Market Research for Nathaniel Lichfield & Partners, to inform the Rhondda Cynon Taf Retail Capacity Assessment Quantitative Update (EB70).

EB125. Draft Gypsy and Traveller Accommodation Assessment, 2007

The Council commissioned an analysis of existing data sources in November 2006 in relation to Gypsy and Traveller accommodation and this report sets out the results. The report identifies the existing data sources and presents findings from these sources and a short questionnaire. It sets the findings within a context for Rhondda Cynon Taf.

**EB126. 'Live. Grow. Aspire. Achieve', Rhondda Cynon Taf Community
Strategy (2010 – 2020), 2010**

The strategy sets out the vision for Rhondda Cynon Taf and describes some of the things partners in the County Borough will do to make Rhondda Cynon Taf one of the best places to live, work and visit in South Wales.

Appendix Four

Glossary Of Terms

Adaptation – Involves adjustments to natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates, harms or exploits beneficial opportunities.

Adventure Tourism - Adventure tourism is a type of niche tourism involving exploration or travel to remote areas, where the traveller should expect the unexpected. Adventure tourism is rapidly growing in popularity as tourists seek unusual holidays, different from the typical beach holiday.

Affordable Housing - Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

Biomass - Biomass refers to living and recently dead biological material that can be used as fuel or for industrial production. Most commonly, biomass refers to plant matter grown for use as bio fuel, but it also includes plant or animal matter used for production of fibres, chemicals or heat. Biomass may also include biodegradable wastes that can be burnt as fuel. It excludes organic material which has been transformed by geological processes into substances such as coal or petroleum.

Candidate Site Process - As part of the preparation towards preparing the Local Development Plan (LDP), developers, service providers, landowners and others with an interest in land are invited by their Local Planning Authority to submit sites they wish to be considered for development or other uses through the LDP. The sites identified are referred to as Candidate Sites. Candidate Sites may be submitted for potential uses such as: housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space, health and community uses.

Capital Region - Cardiff, Newport and the Valleys make up the Capital Region identified in the Wales Spatial Plan (2008 Update) occasionally also called the 'Capital Network'. The area has major contrasts between prosperity and deprivation, and a ribbon pattern of urban development reflects the historical development of the coal and steel industries. Carbon Dioxide (CO₂) Emissions - Results from the burning of fossil fuels and is claimed to be a major component of global warming.

Carbon Sinks – Forests, soils, oceans and the atmosphere all store carbon, which moves among those different carbon pools over time; these four different carbon stores form the active carbon pool. If one of these pools absorbs more carbon than it gives off, it is called a 'sink'. Class A – Use Class A1: Shops – for example: retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, sandwich shops etc. Use Class A2: Financial and professional services - banks, building societies, estate and employment agencies, betting offices. Use Class A3: Food and drink - restaurants, public houses, snack bars, cafés, wine bars, shops for the sale of hot food..

Climate Change – Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

Committed sites - All sites with current planning permission or allocated in adopted development plans for development (particularly residential development).

Communal / District Heating Networks – Communal / District heating is a system for distributing heat generated in a centralised location for residential and commercial heating requirements. The heat is often obtained from a cogeneration plant, although dedicated facilities called heat-only boiler stations are also used. A district heating plant can provide higher efficiencies and better pollution control than localised boilers.

Comparison Floor Space: Floor space made available for the purchase of retail items on an infrequent basis for which the customer generally expects to invest time and effort into visiting a range of shops before making a choice. For example, clothes, footwear, household goods, recreational goods and white goods (fridges, dishwashers etc).

Consultation Report - A consultation report explains how and with whom consultation on the Deposit Plan took place, and how it affected the drafting of the Deposit Plan. Consultation reports have been made available for public viewing for a period of six weeks along with the Deposit Plan to allow further representations to be made.

Convenience Floor Space: Floor space made available to meet shopping needs carried out on a day-to-day, basis e.g. food, drinks, newspapers /magazines, cigarettes, and confectionery.

Decentralised Heating / Cooling Power Networks – A clean and efficient energy system that provides heating, cooling, and electricity supplied by local renewable and local low-carbon sources (i.e. on-site and near-site, but not remote off-site) usually on a relatively small scale.

Deposit - A term describing the statutory consultation period for plans being progressed under transitional arrangements.

Examination in Public - A term given to the examination of Structure Plans under transitional arrangements.

Greenfield Land - Land (or a defined site) usually farmland, that has not previously been developed.

Greenhouse Gas Emissions – Emissions into the atmosphere of gases that affect the temperature and climate of the Earth's surface. The main greenhouse gases emitted are carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O). Some human activities increase these gases, including fossil fuel combustion within motor vehicles and some power stations.

Grey Water Recycling – Grey Water recycling involves collecting the water used in hand basins, showers and baths, processing the water in order to ensure a reasonable level of cleanliness and re-circulating the water for use in flushing toilets. The water can often also be used to fill the washing machine, for re-use in toilets and for outside taps where it is not necessary to use drinking quality water.

Gross Density - For the purpose of calculating the gross density of housing development, the gross developable area includes the whole of the allocated site.

Heads of the Valley Programme - The Heads of the Valleys Programme is a wide-ranging regeneration partnership launched by the Welsh Government on the 22nd November 2004. It brings together the Welsh Government with five Local Authorities (Rhondda Cynon Taf, Merthyr Tydfil, Caerphilly, Blaenau-Gwent and Torfaen) with other organisations from across the public, private and voluntary sectors.

Hub Settlement - These settlements function as service hubs for surrounding settlements. They provide the central framework around which high capacity sustainable transport links. A wider range of services should be delivered locally within them to reduce the overall need to travel.

Hydroelectricity - Small Hydro Turbines placed within the flow of water produce mechanical energy that causes the turbines to rotate at high speed. The turbines drive a generator that converts the mechanical energy into electrical energy. The amount of hydroelectric power that can be generated is related to the water flow and the vertical distance (known as head) through which the water has fallen. In the smallest hydroelectricity schemes, the head of water can be a few metres; in the larger schemes the power station, which houses the turbines, is often hundreds of metres below the reservoir. Useful power may be produced from even a small stream. The key issue relating to hydroelectric is to maintain the watercourse's ecology by restricting the proportion of the total flow diverted through the turbine.

Indicative Concept Plan - The concept plan is indicative and although developers must have regard to it, it is flexible enough to allow for masterplans to take place on the site. It does set out the Council's aspirations for the sites including the mix of uses that will be required. Detailed discussions regarding masterplanning will be dealt with at a later stage.

Key Employment Sites - Sites have been identified to play a major long-term role in the economy, where employment generating activities will be encouraged and where coordinated activity and investment programmes are required to realise their full potential.

Local Employment Sites - Local Employment Sites are employment sites designed to accommodate the needs of a wide range of types and sizes of employment and warehousing units. They are expected to be more than one

hectare in size, and located in or adjacent to the edge of towns. Local employment sites should be located in areas where the community has access to it in order to reduce distances travelled to work.

Locally Distinct - Local distinctiveness is about a sense of place and our relationship with it. It makes one place unique from another. Local distinctiveness might be shaped by the architecture, skylines and the social and economic life derived from industries. The products of these industries, such as the local yellow and red bricks, may define the detail and uses of the buildings and the landscape around them. Identifying, understanding and responding to local distinctiveness is more likely to lead to proposals that are positive in respect of the pattern of the built and natural environments and the social and physical characteristics of the locality.

Microgeneration Equipment – Microgeneration is the production of heat or power on a very small scale, when compared to the outputs of a typical fossil-fuelled power station. Microgeneration equipment can harness the power of the sun, the wind and natural river flow.

Heat generating equipment includes:

- Solar thermal
- Air source heat pumps
- Ground source heat pumps
- Biomass

Electricity generating equipment includes:

- Solar PV (photovoltaics)
- Small hydro
- Wind turbines

Mitigation – Involves taking action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse emissions. Microgeneration systems use the power where it is made, which means they are much more efficient as transmission and distribution losses are virtually eliminated.

Net Density – For the purpose of calculating the net density of housing development, the net developable area of a site includes:

- Dwellings and their curtilages (but not ancillary land such as shops and community facilities);
- Access roads, private shared drives, private shared parking areas and private shared amenity areas (but not spine roads and distributor roads);
- Incidental amenity open space and play areas (but not playing fields or significant landscape and ecological features); and
- Land free from permanent development constraints, such as easements for utility services, ground instability, contamination, archaeological remains and flood risk.

Open Space - All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

Preferred Area of Known Mineral Resource - Preferred Areas of Known Mineral Resource are classified by Minerals Planning Policy Wales. They are designated in locations where known mineral resources exist, which would also have some commercial potential, and where planning permission might reasonably be anticipated.

Previously Developed Land - Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure.

Renewable and Low-Carbon Energy - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low-carbon technologies are those that can help reduce carbon emissions. Renewable and / or low-carbon energy supplies include, but not exclusively, those from biomass and energy crops; CHP / CCHP (and micro-CHP); waste heat that would otherwise be generate directly or indirectly from fossil fuel; energy-from-waste; ground source heating and cooling; hydro; solar thermal and photovoltaic generation and wind generation

Simplified Planning Zone - An area in which a Local Planning Authority wishes to stimulate development and encourage investment. It operates by granting a specified planning permission for specific development in the zone, to obviate the need for applications for planning permission and the payment of planning fees.

Site of Special Scientific Interest (SSSI) - A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

Soil carbon - A major component of the terrestrial biosphere pool in the carbon cycle. The amount of carbon in the soil is a function of the historical vegetative cover and productivity, which in turn is dependent in part upon climatic variables.

Special Area of Conservation (SAC) - The most important sites for wildlife in the country designated under the European Community's Council Directive of May 1992 covering animals, plants and habitats and providing them with increased protection and management. All SACs are also SSSIs.

Strategic Opportunity Area - Strategic Opportunity Areas (SOA) offers potential regional benefits from its sustainable development. SOA's are intended to bring greater coherence to their development, and enable public transport links to be strengthened.

Sustainable Development - Development that meets the needs of the present without compromising the ability of future generations to meet their own needs..

Sustainable Drainage Systems - Alternatives to the traditional ways of managing runoff from buildings and hard standings. They are designed to improve the rate and manner of absorption by water of hard and soft surfaces, in order to reduce the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.

Sustainable Transport - Often meaning walking, cycling and public use of transport (and in some circumstances "car sharing"), which is considered to be less damaging to the environment and which contributes less to traffic congestion than one-person car journeys.

Waste Hierarchy - Framework for securing a sustainable approach to waste management. Waste should be minimised wherever possible. If waste cannot be avoided, then it should be re-used; after this value recovered by recycling or composting, or waste to energy and finally landfill disposal.

Welsh Index of Multiple Deprivation - The Welsh Index of Multiple Deprivation is the official measure of deprivation for small areas in Wales. The Index looks at issues such as income, housing, employment, access to services, health, environment, education and community safety.

Windfall site - Housing sites not previously identified by the Council that are suitable for development and arise through planning applications.

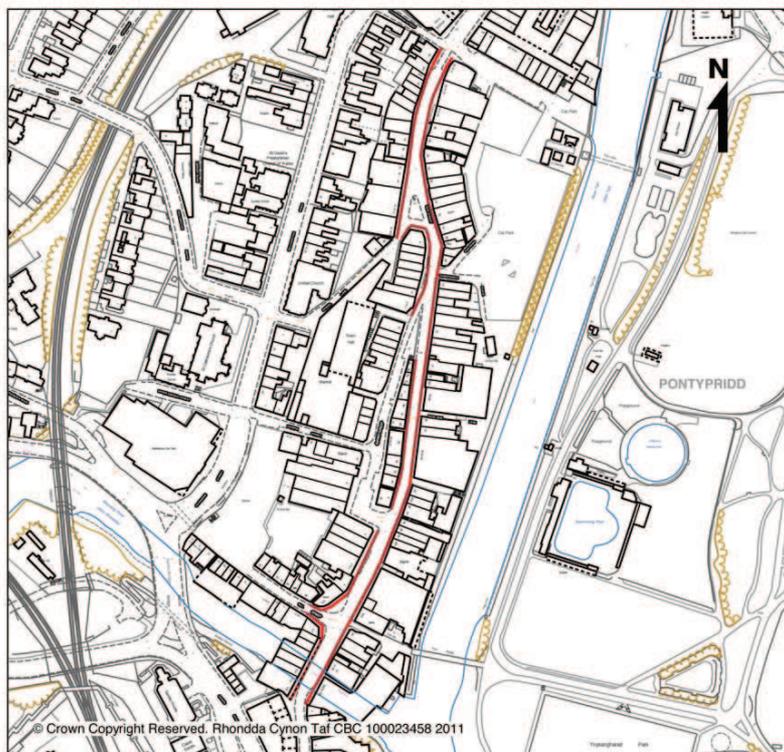
Appendix Five

List Of Supplementary Planning Guidance

Supplementary Planning Guidance on the following topics will be issued to accompany the LDP;

1. Design and Placemaking
2. Design in Town Centres
3. The Historic Built Environment
4. A Design Guide for Householder Development
5. Affordable Housing
6. Nature Conservation
7. Planning Obligations
8. Delivering Design and Placemaking:
Access, Circulation & Parking Requirements

Pontypridd Primary Retail Frontage



- Legend*
- Primary Retail Frontage

Appendix Seven

Infrastructure Requirement

The following tables set out the infrastructure necessary to deliver the sites allocated within the LDP. In addition to these tables, the Council will consider the preparation of SPG to provide further guidance on additional infrastructure matters.

Part A - Strategic Sites							
	Physical Infrastructure				Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Land Reclamation / Remediation	Education	Affordable Housing	Community / Leisure
Delivery Period – 2010 - 2013							
NSA 7 Land at Robertstown / Abernant, Aberdare	Taking into consideration the existing traffic generation of the site, highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains cross the site, this may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site.	Roberstown The Strategic Flood Consequences Assessment identifies the whole of this area as at risk from flooding. Scheme to address flooding risk to be implemented as part of site development. Abernant The Strategic Flood Consequences Assessment identifies the whole of this area as not being at risk from flooding.	Possible/known shallow mine workings, other underground workings and recorded mine entries.	Developer to provide/contribute towards new Primary School. Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part A - Strategic Sites							
	Physical Infrastructure				Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Land Reclamation / Remediation	Education	Affordable Housing	Community / Leisure
Delivery Period – 2010 - 2013							
SSA 9 Former OCC Site Llanilid, Llanharan	<p>The A473 Llanharan Bypass or an appropriate alternative access is essential to the implementation of this site. Developers will be required to assist with the cost.</p> <p>Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.</p>	<p>- A public sewer and water mains crosses the site so this may restrict the density of development.</p> <p>- Area suffers from low water pressure, off-site main laying required to develop site.</p>	Identified risk of flooding negligible and will not affect site delivery.	<p>Reclamation of former open cast required as part of site development.</p> <p>Possible/known shallow mine workings, other underground workings, recorded past surface mining and mine entries.</p>	<p>Depending on the final number of housing units, a minimum of one large or two smaller primary schools may be required to be provided by developers.</p> <p>Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.</p>	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part A - Strategic Sites							
	Physical Infrastructure				Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Land Reclamation / Remediation	Education	Affordable Housing	Community / Leisure
Delivery Period – 2014 - 2017							
NSA 5 Former Fernhill Colliery Site, Blaenrhondda	<p>Developer to fund a primary access road from A4061 Rhigos Road.</p> <p>Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.</p>	<p>- Developer to fund sewerage network improvements ahead of regulatory improvements.</p> <p>- A public sewer and water mains cross the site, this may restrict the density of development.</p>	<p>The Strategic Flood Consequences Assessment states that there is flood risk from ordinary watercourses and surface water ditches.</p> <p>Scheme to address flooding risk to be implemented as part of site development.</p>	<p>Reclamation of former tips required as part of site development.</p> <p>Phasing of development will be dependent on a land reclamation scheme.</p> <p>Possible/known shallow mine workings, other underground workings and recorded mine entries.</p>	<p>Depending on the final number of housing units developers may be required to fund an extension to Penpych Primary School.</p> <p>Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.</p>	<p>10% affordable housing will be secured in accordance with policy NSA 11.</p>	<p>Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.</p>

Part A - Strategic Sites							
	Physical Infrastructure				Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Land Reclamation / Remediation	Education	Affordable Housing	Community / Leisure
Delivery Period – 2014 - 2017							
NSA 6 Former Phurnacite Plant, Abercwmboi	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- A public sewer crosses the site so this may restrict the density of development. - Developer to fund sewerage network improvements ahead of regulatory improvements. - Area suffers from low water pressure, off-site main laying required to develop site.	The Strategic Flood Consequences Assessment states that the risk of flooding on areas of the site is manageable. Scheme to address flooding risk to be implemented as part of site development.	Remediation of the former industrial area is required as part of site development. The phasing of development will be dependent on a land reclamation scheme. Possible / known shallow mine workings and other underground workings.	New primary school may be required depending on the proposed number of housing units. Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Developer to provide formal recreation provision consisting of a replacement football ground. Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part A - Strategic Sites							
	Physical Infrastructure				Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Land Reclamation / Remediation	Education	Affordable Housing	Community / Leisure
Delivery Period – 2014 - 2017							
SSA 7 Former Cwm Colliery and Coking Works, Tyn-Y-Nant, Pontypridd	<p>Developer to provide new primary and secondary access roads before this site can be fully developed.</p> <p>Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.</p>	<p>- Developer to fund sewerage network improvements ahead of regulatory improvements.</p> <p>- A public sewer and water mains crosses the site so this may restrict the density of development.</p> <p>- Area suffers from low water pressure, off-site main laying required to develop site.</p>	<p>The Strategic Flood Consequences Assessment states that the former coking works area is substantially at risk from flooding. The remaining area of the site is at low risk of flooding.</p> <p>Scheme to address flooding risk to be implemented as part of site development.</p>	<p>Reclamation of former tips required as part of site development.</p> <p>Phasing of development will be dependent on a land reclamation scheme.</p> <p>Possible/known shallow mine workings, other underground workings and recorded mine entries.</p>	<p>Developer to provide/contribute towards new Primary School.</p> <p>Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.</p>	<p>20% affordable housing will be secured in accordance with policy SSA 12.</p>	<p>Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.</p>

Part A - Strategic Sites							
	Physical Infrastructure				Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Land Reclamation / Remediation	Education	Affordable Housing	Community / Leisure
Delivery Period – 2014 - 2017							
SSA 8 Mwyndy / Talbot Green Area	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains crosses the site so this may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site.	Identified risk of flooding negligible and will not affect site delivery.	Remediation of a former industrial area is required as part of site development. Possible/known shallow mine workings and recorded mine entries.	Precise education requirements can only be provided when the number of housing units is known. Developer contributions sought for expansion of existing secondary school. Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part A - Strategic Sites							
	Physical Infrastructure				Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Land Reclamation / Remediation	Education	Affordable Housing	Community / Leisure
Delivery Period – 2018 - 2021							
NSA 8 Land South of Hirwaun	<p>The development of this site, whilst not dependent on, is closely related to the proposed dualling of the A465 Heads of the Valley Road.</p> <p>Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.</p>	<ul style="list-style-type: none"> - Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains crosses the site so this may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site. 	Identified flood risk is negligible and will not affect site delivery.	<p>Reclamation of former tips required as part of site development.</p> <p>Possible/known shallow mine workings, other underground workings and recorded mine entries.</p>	<p>Developer to provide a new primary school and contribute to existing schools in accordance with the Council's Planning Obligations SPG.</p> <p>Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.</p>	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part A - Strategic Sites							
	Physical Infrastructure				Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Land Reclamation / Remediation	Education	Affordable Housing	Community / Leisure
Delivery Period – 2018 - 2021							
NSA 4 Former Maerdy Colliery Site, Rhondda Fach	<p>The development of this site is linked to the provision of a new spine road to access the site, to be provided by developers.</p> <p>Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.</p>	<ul style="list-style-type: none"> - Developer to fund sewerage network improvements ahead of regulatory improvements. - Area suffers from low water pressure, off-site main laying required to develop site. - A water main crosses the site so this may restrict the density of development. 	Identified risk of flooding negligible and will not affect site delivery.	<p>Reclamation of former tips required as part of site development.</p> <p>Possible/known shallow mine workings, other underground workings and recorded mine entries.</p>	No additional educational facilities required.	Not applicable.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Northern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2010 - 2013						
NSA 9.3 Land South East of Llwydcoed Community Centre, Llwydcoed	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
NSA 9.4 Site including the old Brickworks, old dairy and tipped land rear of Birchwood, Llwydcoed	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- A public sewer and water mains cross the site, this may restrict the density of development. - Developer to fund necessary upgrades to Cynon WWTW*, possibly through Section 106 agreement. - Area suffers from low water pressure, off-site main laying required to develop site.	Much of this site is within a flood risk zone B, which would require a flood consequences assessment. Scheme to address flooding risk to be implemented as part of site development.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

* Waste Water Treatment Works

Part B - Northern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2010 - 2013						
NSA 9.6 Land at Nant y Wenallt, Abernant Road, Abernant	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - Developer to fund necessary upgrades to Cynon WwTW*, possibly through Section 106 agreement.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	0% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
NSA 9.10 Land to the end of Godreaman Street, Godreaman	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	A public sewer and water mains cross the site, this may restrict the density of development.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

* Waste Water Treatment Works

Part B - Northern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2018 - 2021						
NSA 9.2 Land East of Trenant, Penywaun	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - Developer to fund necessary upgrades to Cynon WwTW*, possibly through Section 106 agreement.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
NSA 9.9 Remainder of Ynyscynon Farm, Cwmbach	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains cross the site, this may restrict the density of development.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

* Waste Water Treatment Works

Part B - Northern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2018 - 2021						
NSA 9.12 Land rear of Maerdy Road, Maerdy	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	No record of sewerage issues.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
NSA 9.13 Land at Gwernllwyn Terrace, Tylorstown	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- A public sewer crosses the site, this may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Northern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2018 - 2021						
NSA 9.14 Site off Fenwick Street, Pontygwaith	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	Area suffers from low water pressure, off-site main laying required to develop site.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
NSA 9.15 Old Hospital Site and School Playground, Treherbert	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains cross the site, this may restrict the density of development.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Northern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2018 - 2021						
NSA 9.16 Site at the end of Mace Lane, Treorchy	NSA 9.16 Site at the end of Mace Lane, Treorchy	No Sewerage problems.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
NSA 9.17 Site off Cemetery Road, Treorchy	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	Area suffers from low water pressure, off-site main laying required to develop site.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Northern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2018 - 2021						
NSA 9.19 Land at Park Street, Clydach Vale	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer crosses the site, this may restrict the density of development.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
NSA 9.20 Land at Dinas Road / Graig Ddu Road, Dinas	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains cross the site, this may restrict the density of development.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Northern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2018 - 2021						
NSA 9.21 Land at Catherine Crescent, Cymmer	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	No sewerage issues identified.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	10% affordable housing will be secured in accordance with policy NSA 11.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Southern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2010 - 2013						
SSA 10.2 Trane Farm, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Area suffers from low water pressure, off-site main laying required to develop site. - Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Developer to provide new Primary School. Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
SSA 10.7 Land at Gwern Heulog, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Area suffers from low water pressure, off-site main laying required to develop site. - Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Southern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2010 - 2013						
SSA 10.11 Land South of Brynna Road, Brynna	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- A public sewer and water mains cross the site, this may restrict the density of development. - Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
SSA 10.12 Land east of Dolau County Primary School, Bridgend Road, Bryncae	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Southern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2010 - 2013						
SSA 10.14 Penygawsi, Llantrisant	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- A public sewer and water mains cross the site, this may restrict the density of development. - Developer to fund sewerage network improvements ahead of regulatory improvements.	Much of this site is within a flood risk zone B, which would require a flood consequences assessment. Scheme to address flooding risk to be implemented as part of site development.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
SSA 10.15 Land south of Brynteg Court, Beddau	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Southern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2010 - 2013						
SSA 10.16 The Link Site, Pen-yr-eglwys, Church Village	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains crosses the site so this may restrict the density of development.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
SSA 10.18 Land south of The Ridings, Tonteg and east of Station Road, Church Village	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer crosses the site, may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site.	Part of the site is within flood risk zone B and flood risk zone C2. Scheme to address flooding risk to be implemented as part of site development.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Southern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2014 - 2017						
SSA 10.1 Cefn Lane, Glyncoch	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	No sewerage issues identified.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
SSA 10.3 Collenna Farm, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- No public sewerage system in the area, any new development would require facilities for sewage disposal. - Developer to fund sewerage network improvements ahead of regulatory improvements.	Part of the site is within flood risk zone B and flood risk zone C2. Scheme to address flooding risk to be implemented as part of site development.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Southern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2014 - 2017						
SSA 10.4 Bryngolau, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- No public sewerage system in the area, any new development would require facilities for sewage disposal. - Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
SSA 10.5 Site of the former Hillside Club, Capel Hill, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Area suffers from low water pressure, off-site main laying required to develop site. - No public sewerage system in the area, any new development would require facilities for sewage disposal. - Developer to fund sewerage network improvements ahead of regulatory improvements.	Part of the site is within flood risk zone B and flood risk zone C2. Scheme to address flooding risk to be implemented as part of site development.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Southern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2014 - 2017						
SSA 10.6 Land east of Mill Street, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	A public sewer crosses the site, may restrict the density of development.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
SSA 10.10 Land east of Hafod Wen and North of Concorde Drive, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Area suffers from low water pressure, off-site main laying required to develop site. - Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Southern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2014 - 2017						
SSA 10.13 West of Llechau, Llanharry	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - Area suffers from low water pressure, off-site main laying required to develop site.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
SSA 10.17 Glyntaff Farm, Rhydyfelin	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Area suffers from low water pressure, off-site main laying required to develop site. - No public sewerage system in the area, any new development would require facilities for sewage disposal. - Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part B - Southern Strategy Area Residential Allocations						
	Physical Infrastructure			Social Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing	Community / Leisure
Delivery Period – 2018 - 2021						
SSA 10.8 Land rear of Tylcha Wen Terrace, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Area suffers from low water pressure, off-site main laying required to develop site. - Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.
SSA 10.9 Land Part of Tylcha Ganol Farm, south of Mill Street, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	Area suffers from low water pressure, off-site main laying required to develop site.	No flooding issues.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.	20% affordable housing will be secured in accordance with policy SSA 12.	Appropriate contributions will be sought based on identified need and in accordance with the Council's Planning Obligations SPG.

Part C - Northern and Southern Strategy Area Retail Allocations			
	Physical Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding
Delivery period – 2018 - 2021			
CS 7 Strategic Site 7: Land at Mwyndy / Talbot Green	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains crosses the site so this may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site.	No flooding issues.
NSA 17.1 Land at Oxford Street, Mountain Ash	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	A public sewer and water mains cross the site, this may restrict the density of development.	No flooding issues.
NSA 17.2 Strategic Site 5: Land South of Hirwaun	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains crosses the site so this may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site.	No flooding issues.

Part C - Northern and Southern Strategy Area Retail Allocations			
	Physical Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding
Delivery period – 2018 - 2021			
SSA 15.1 Land adjacent to Pontypridd Retail Park, Pontypridd	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - Water mains cross the site, this may restrict the density of development.	Identified flood risk is negligible and will not affect site delivery.
SSA 15.2 Strategic Site 8: Former OCC, Llanilid, Llanharan	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- A public sewer and water mains crosses the site so this may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site.	No flooding issues.
SSA 15.3 Land East of Mill Street, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- A public sewer crosses the site, may restrict the density of development. - Development of this site would require off-site main laying.	No flooding issues.

Part D - Northern and Southern Strategy Area Employment Allocations			
	Physical Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding
Delivery period – 2018 - 2021			
CS 6.1 Strategic Site 5: Land South of Hirwaun	The development of this site will come forward in conjunction with the proposed dualling of the A465 Heads of the Valley Road. Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains crosses the site so this may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site.	No flooding issues.
CS 6.2 Strategic Site 7: Land at Mwyndy / Talbot Green	CS 6.2 Strategic Site 7: Land at Mwyndy / Talbot Green Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains crosses the site so this may restrict the density of development. - Area suffers from low water pressure, off-site main laying required to develop site.	Identified flood risk is negligible and will not affect site delivery.
NSA 14.1 Ferndale & Highfield Industrial Estate, Maerdy	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	A public sewer and water mains cross the site, this may restrict the density of development.	No flooding issues.

Part D - Northern and Southern Strategy Area Employment Allocations			
	Physical Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding
Delivery period – 2018 - 2021			
NSA 14.2 North of Fifth Avenue, Hirwaun Industrial Estate, Hirwaun	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	A public sewer and water mains cross the site, this may restrict the density of development.	No flooding issues.
NSA 14.3 Land at Former Mayhew Chicken Factory, Trecynon	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- Developer to fund sewerage network improvements ahead of regulatory improvements. - A public sewer and water mains cross the site, this may restrict the density of development.	Scheme to address flooding risk to be implemented as part of site development.
NSA 14.4 Cae Mawr Industrial Estate, Treorchy	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- A water mains crosses the site, this may restrict the density of development.	Scheme to address flooding risk to be implemented as part of site development.
SSA 14.1 Coed Ely, Tonyrefail	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- No public sewerage system in the area, any new development would require facilities for sewage disposal. - A public sewer crosses the site, may restrict the density of development. - Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.

Part D - Northern and Southern Strategy Area Employment Allocations			
	Physical Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding
Delivery period – 2018 - 2021			
SSA 14.2 Land South of Gellihirion Industrial Estate, Pontypridd	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	- No public sewerage system in the area, any new development would require facilities for sewage disposal. - Developer to fund sewerage network improvements ahead of regulatory improvements.	No flooding issues.

