



rhondda cynon taf
community infrastructure levy
ardoll seilwaith cymunedol

Infrastructure Assessment Background Paper

Revised March 2013



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RHONDDA CYNON TAF
TREFADAETH GADARN | DYFODOL SICR



Contents



1. Introduction3
 What is the purpose of this document ?
 What is infrastructure ?

2. National Policy Context5
 What guidance is there in relation to infrastructure planning ?
 How does this relate to the CIL process ?
 What is the role of the CIL Examination ?

3. Local Policy Context7
 What is the local planning policy context ?
 What level of growth is proposed in the LDP ?
 What infrastructure is required to support growth ?
 What is the evidence base ?

4. Infrastructure Funding9
 How much will the infrastructure cost ?
 What sources of funding are available ?
 What is the funding gap ?

Appendix 111
 LDP Infrastructure Requirements

Appendix 230
 LDP Evidence Base

Appendix 331
 LDP Infrastructure Funding





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1. Introduction

- 1.1 The Community Infrastructure Levy Regulations came into force in England and Wales on 6th April 2010. Local Authorities have until 6th April 2014 to decide if they wish to implement CIL or continue to operate a reduced planning obligations process.
- 1.2 The Community Infrastructure Levy (CIL) process enables the Council to collect a financial contribution for the provision of infrastructure necessary for the delivery of the proposals in the local development plan (LDP), from all new development in Rhondda Cynon Taf. CIL can only be charged where authorities can demonstrate that development will remain economically viable and there is a deficit in the funding of infrastructure.

What is the purpose of this document ?

- 1.3 The purpose of this document is to consolidate and update the existing infrastructure planning evidence base in order to support the Council's emerging Community Infrastructure Levy Charging Schedule.

- 1.4 This document sets out the Council's approach to infrastructure planning in accordance with the CIL Regulations 2010 (as amended) and the relevant Welsh Government guidance.
- 1.5 The starting point for preparing a CIL Charging Schedule is for Local Authorities to demonstrate that there is a funding gap in the provision of infrastructure required to support new development. Welsh Government guidance recognises that there will be uncertainty in pinpointing other infrastructure funding sources, particularly beyond the short-term. The focus should be on providing evidence of an aggregate funding gap that demonstrates the need to levy CIL.
- 1.6 As stated, this report updates and consolidates existing infrastructure planning evidence for the Rhondda Cynon Taf for the preparation of CIL. Rather, than replicating the evidence base, it points to the original source documents. It is not the purpose or role of this document to prioritise or identify infrastructure projects that may be funded partly or wholly through CIL monies in the future. This is a future process that it is anticipated will be undertaken through existing partnerships that the Council has with infrastructure providers and other authorities and agencies. This document has been produced specifically to support the CIL process in Rhondda Cynon Taf and to demonstrate the scale of the current funding gap.



What is infrastructure ?

- 1.7 The Planning Act (2008) provides a wide definition of the type of infrastructure that can be funded by CIL. The definition indicates that infrastructure can include roads and other transport facilities; flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces. It is for the Council as the charging authority to define what 'Infrastructure' is within the local context.

- 1.8 The definition does not include affordable housing, although this issue is currently under review. A decision in respect of the need to include affordable housing is expected in late 2012.





2. National Policy Context

What guidance is there in relation to infrastructure planning ?

- 2.1 There is currently no legislative requirement to prepare a regional or local infrastructure plan in Wales.
- 2.2 However, the Local Development Plan (LDP) system builds in the need for infrastructure requirements to be considered in the early stages of the plan making process. Planning Policy Wales 2011 (PPW) requires:-

'The capacity of existing infrastructure, and the need for additional facilities, should be taken into account in the preparation of development plans and the consideration of planning applications. In general, local planning authorities should seek to maximise the use of existing infrastructure and should consider how the provision of different types of infrastructure can be co-ordinated.' 'Local planning authorities must develop a strategic and long-term approach to infrastructure provision when preparing development plans.' (paragraphs 12.1.6 and 12.1.7)

- 2.3 CIL is intended to assist in the provision of infrastructure necessary for the delivery of local development plan policies and proposals.

How does this relate to the CIL process ?

- 2.4 Legislation and guidance in respect of the CIL process in England and Wales is provided by Department of Communities and Local Government (DCLG). Although not a devolved issue, additional guidance in respect of the application of the CIL process in Wales has been produced by the Welsh Government.



2.5 Welsh Government guidance contained in Community Infrastructure Levy – Preparation of a Charging Schedule (2011), states that there is:

‘A requirement for LDPs is to demonstrate that the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base. To provide the evidence to support the LDP, infrastructure planning should consider the infrastructure required to support development, costs, sources of funding, timescales for delivery and gaps in funding, in broad terms. It should also cover who will provide the infrastructure and be informed by and inform any strategies and investment plans of the authority and other organisations.’ (paragraph 2.1.3)

2.6 DCLG guidance outlined in the Charge Setting and Charging Schedule Procedures (2010) document provides further more specific advice in respect of the relationship between the CIL process and LDP evidence base. The guidance states:

‘that wherever possible, information on infrastructure needs should be drawn directly from the planning that underpins Development Plans, as that identifies the quantum and type of infrastructure required to realise local development needs.’ (paragraph 13)

2.7 Paragraph 14 of the Guidance makes clear that the main focus of infrastructure planning in relation to the preparation a CIL Charging Schedule is to provide evidence of an aggregate funding gap that demonstrates the need to levy CIL.

2.8 The guidance goes on to clarify, at paragraph 15, that the role of the infrastructure planning evidence is not to provide absolute upfront assurances as to how CIL will be spent, but to illustrate that an intended CIL target is justifiable given local infrastructure need which is based on appropriate evidence.

What is the role of the CIL Examination?

2.9 DCLG guidance outlined in the Charge Setting and Charging Schedule Procedures (2010) paragraph 18, makes clear that a CIL Examination will not re-open infrastructure planning that has been undertaken in support of a ‘Sound’ Strategy and that the role of the CIL Examination is not to challenge the ‘Soundness’ of an adopted development plan document.



3. Local Policy Context

What is the local planning policy context?

3.1 The local planning policy context for the County Borough is provided by the adopted Rhondda Cynon Taf Local Development Plan (LDP). The LDP provides the land use framework for the County Borough up to 2021. The adopted plan is supported by a suite of supplementary planning guidance documents. The supplementary planning guidance (SPG) provide advice on a range of topics including planning obligations, affordable housing, place making and access, design and parking.

What level of growth is proposed in the LDP?

3.2 The LDP proposes the construction of 14,385 new homes, 36,400sqm new retail floorspace, 98 hectares of land for employment. Central to the delivery of the LDP strategy is the development of the following 8 strategic sites:

- 1 Former Maerdy Colliery Site, Rhondda Fach
- 2 Former Fernhill Colliery Site, Blaenrhondda
- 3 Phurnacite Plant Site, Abercwmboi
- 4 Land at Robertstown / Abernant, Aberdare
- 5 Land South of Hirwaun
- 6 Former Cwm Colliery and Coking Works. Tyn-y-Nant
- 7 Mwyndy / Talbot Green
- 8 Former OCC Site Llanilid, Llanharan

3.3 The development of these sites will result in the development of between 5,000 – 5,450 new dwellings, 63 hectares of employment land, 23,400m² of new retail floor space and the provision 6 new primary schools, 2 libraries, 2 medical centres / community centres and a significant amount of new open / green space.



What infrastructure is required to support growth?

- 3.4 In order to meet the growth requirements, the LDP contains proposals for the delivery of a number of important elements of infrastructure. The LDP categorises infrastructure as being social and physical.
- 3.5 In the context of the LDP, **Social Infrastructure** includes:
- The provision of new and improved educational facilities. In particular the provision of 6 new primary schools to meet the need generated by new development in Aberdare, Llanharan, Hirwaun, Tonyrefail and Beddau.
 - Improved library, medical and community facilities at Llanharan, Hirwaun and Aberdare. Provision for these new facilities will be made through the development of strategic sites.
 - The delivery of new and improved green infrastructure throughout the County Borough. All new housing in the County Borough will be required to provide open space in order to meet the needs of the growing population. Where appropriate provision will also be made for the development of the Cynon Valley River Park Conservation and the management of Sites of Important Nature Conservation (SINC), and
 - The provision of improved utility services, principally drainage and sewerage, and water management infrastructure required to meet the needs of new development.

3.6 **Physical Infrastructure** includes:

- The provision of 8 new Strategic highway improvement schemes throughout the County Borough. Highway capacity improvements, intended to cater for the growth in traffic generated by new development, are proposed for strategic locations in both the northern and southern strategy areas.
- The delivery of new passenger rail services and station improvements in Aberdare / Hirwaun and Pontyclun / Beddau, and
- Provision of 12 new cycling schemes and 6 new park and ride / share schemes throughout the County Borough.

3.7 Details of all the infrastructure proposed in the LDP is set out in Appendix 1.

What is the evidence base?

- 3.8 As outlined earlier, CIL guidance states that the evidence base developed as part of the LDP process can be used to support the development of a CIL. Details of the LDP evidence base are outlined in Appendix 2.





4. Infrastructure Funding

How much will the proposed infrastructure cost?

- 4.1 The LDP infrastructure requirements table, outlined in Appendix 3, provides details of each element of new infrastructure proposed in the LDP. Detailed costs for each of the schemes have been included where they are known. In some instances however, the exact costs will not be known until such time as site specific proposals are developed.
- 4.2 The cost of providing the infrastructure identified in the LDP is in the region of £500m. It should be noted that the costs identified in Appendix 1 are estimated and likely to vary significantly over the life of the LDP.

What sources of funding are available?

- 4.3 Funding for the infrastructure projects identified in the LDP can be obtained from a wide range of sources. These include funding from the public and private sectors and charitable organisations. Public sector bodies include the Welsh Government, Welsh European Funding Office, Local Health Board, Welsh Water / Dwr Cymru, South East Wales Transport Alliance and Rhondda Cynon Taf Council. Charitable organisations include groups such as Sustrans. Private sector includes investment from house builders, land owners, retailers, commercial developers and investment companies.
- 4.4 Public sector funding is generally administered through one of the established implementation programmes such as transport grant, convergence and the 21st Century Schools programmes.



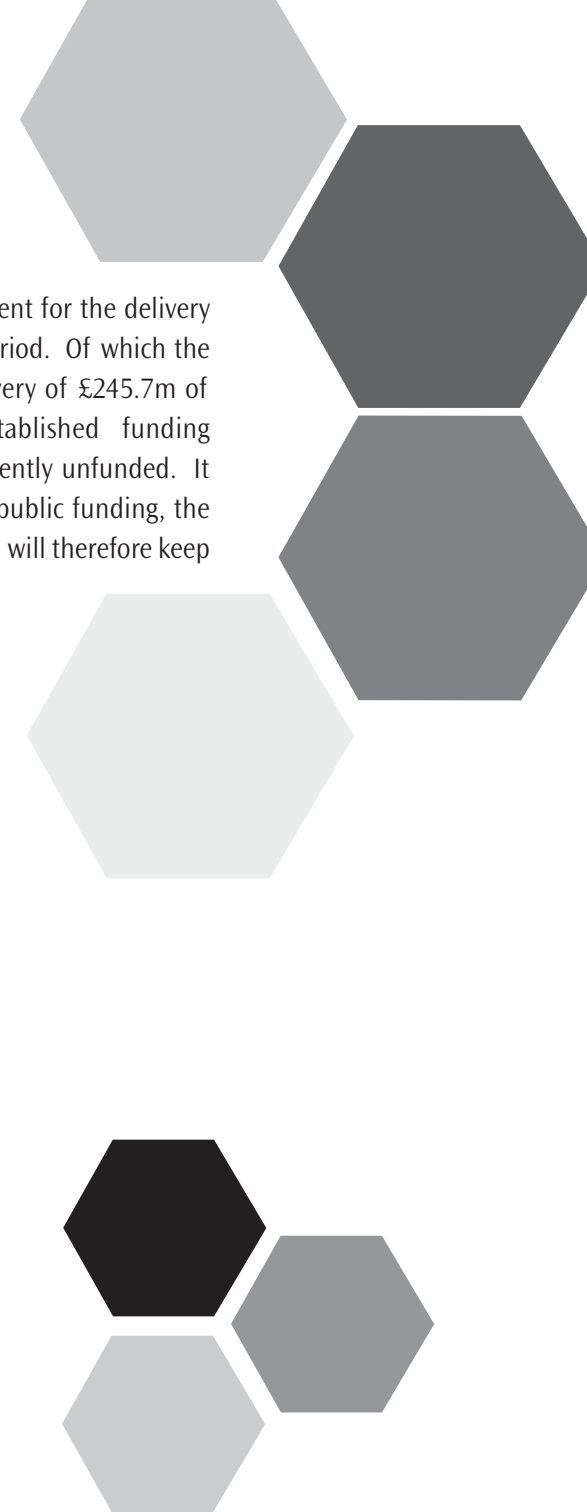
4.5 Where appropriate, the Council will seek contributions under Section 106 of the Town & Country Planning Act, for site specific infrastructure. As part of the CIL process the Council will review the Planning Obligations SPG to ensure that there is clarity about which aspects of infrastructure will be funded through the levy and which will be funded through the planning obligations process.

What is the funding gap?

4.6 The LDP Funding Table contained in Appendix 3 identifies the individual elements of infrastructure contained in the plan, an estimated cost for each element, potential funding sources, the relevant delivery bodies and a known funding gap. Where individual elements of infrastructure are contained in identified public sector funding programmes the Council has assumed that the project will be fully funded. The Council recognises that the funding of infrastructure in the current economic climate is challenging and likely to be subject to change over the life of the LDP.

4.7 The Infrastructure Funding Table is not a prioritised list of infrastructure delivery and it does not identify infrastructure which will necessarily be funded solely by CIL. Its sole purpose is identify those elements of infrastructure contained in the LDP which are not currently funded and thereby demonstrating that a funding gap exists.

4.8 The Infrastructure Table identifies a requirement for the delivery of £488.8m of infrastructure over the plan period. Of which the Council anticipates that funding for the delivery of £245.7m of infrastructure may be secured from established funding programmes. The remaining £243.1m is currently unfunded. It should be noted that with the availability of public funding, the funding gap will change over time. The Council will therefore keep the funding gap under review.





Appendix 1 - LDP Infrastructure Requirements

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 (and 2014 - 2017)	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.

	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 (and 2014 - 2017 and 2018 - 2021)	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. 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.	Identified risk of flooding negligible and will not affect site delivery.	Reclamation of former open cast required as part of site development. Possible/known shallow mine workings, other underground workings, recorded past surface mining and mine entries.	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. 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.



	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 Developer to fund a primary access road from A4061 Rhigos 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 cross the site, this may restrict the density of development.	The Strategic Flood Consequences Assessment states that there is flood risk from ordinary watercourses and surface water ditches. Scheme to address flooding risk to be implemented as part of site development.	Reclamation of former tips required as part of site development. Phasing of development will be dependent on a land reclamation scheme. Possible/known shallow mine workings, other underground workings and recorded mine entries.	Depending on the final number of housing units developers may be required to fund an extension to Penpych 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.
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.

	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 (and 2014 - 2017)	Developer to provide new primary and secondary access roads before this site can be fully developed. 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.	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. Scheme to address flooding risk to be implemented as part of site development.	Reclamation of former tips required as part of site development. Phasing of development will be dependent on a land reclamation scheme. 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.	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 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.

	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	The development of this site, whilst not dependent on, is closely related to 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.	Identified flood risk is negligible and will not affect site delivery.	Reclamation of former tips required as part of site development. Possible/known shallow mine workings, other underground workings and recorded mine entries.	Developer to provide a new primary school and contribute to existing schools in accordance with the Council's Planning Obligations SPG. 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 4 Former Maerdy Colliery Site, Rhondda Fach	The development of this site is linked to the provision of a new spine road to access the site, to be provided by developers. 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. - 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.	Reclamation of former tips required as part of site development. Possible/known shallow mine workings, other underground workings and recorded mine entries.	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
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.
NSA 9.4 Site including the old Brickworks, old dairy and tipped land rear of Birchwood, Llwydcoed (and 2014 - 2017)	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	<ul style="list-style-type: none"> - 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 S106 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.
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.	<ul style="list-style-type: none"> - Developer to fund sewerage network improvements ahead of regulatory improvements. - Developer to fund necessary upgrades to Cynon WwTW, possibly through S106 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



	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
Delivery Period – 2010 - 2013					
NSA 9.19 Hospital Site, Llwynypia (and 2014 - 2017)	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
Delivery Period – 2014 - 2017					
NSA 9.1 Land South of Rhigos Rd, 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 necessary upgrades to Cynon WwTW, possibly through S106 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
NSA 9.5 Tegfan Farm, Potters Field 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.	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
NSA 9.7 Land bordered by Cefnpennar Road and Phillip Row, Cwmbach	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

	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
Delivery Period – 2010 - 2013					
NSA 9.8 Dyffryn Row, Cwmbach	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
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
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 S106 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
NSA 9.9 Remainder of Ynscynon 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

	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
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
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
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
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
NSA 9.16 Land at the end of Ynysfeio Avenue, Treherbert	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.	10% affordable housing will be secured in accordance with policy NSA 11

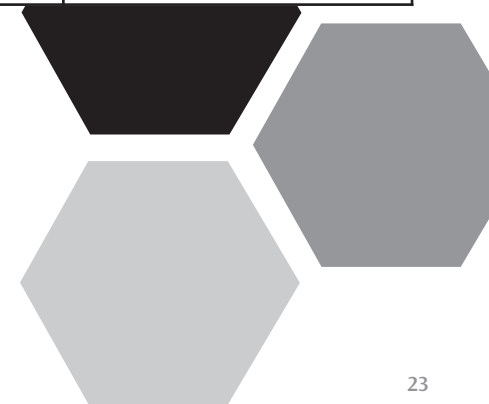
	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
NSA 9.17 Site at the end of Mace Lane, Treorchy	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	No Sewerage 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
NSA 9.18 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
NSA 9.20 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
NSA 9.21 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
NSA 9.22 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

Part B - Southern Strategy Area Residential Allocations

	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
Delivery Period – 2010 - 2013					
SSA 10.2 Trane Farm, Tonyrefail (and 2014 - 2017 and 2018 - 2021)	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.
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
SSA 10.11 Land South of Brynna Rd, 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
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

	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
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
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
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
SSA 10.19 Land south of The Ridings, Tonteg and east of Station Road, Church Village (and 2014 - 2017)	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

	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
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
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.	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
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



	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
Delivery Period – 2014 - 2017					
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.	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
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
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
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

	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
Delivery Period – 2014 - 2017					
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
SSA 10.18 Gelliwion Reclamation, 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.	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
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

	Physical Infrastructure				Social Infrastructure
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding	Education	Affordable Housing
Delivery Period – 2014 - 2017					
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

Part C - Northern and Southern Strategy Area Retail Allocations

	Physical Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding
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.

	Physical Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding
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.	<ul style="list-style-type: none"> - 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.	<ul style="list-style-type: none"> - 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.	<ul style="list-style-type: none"> - 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
CS 6.1 Strategic Site 5: Land South of Hirwaun	<p>The development of this site will come forward in conjunction with 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. 	No flooding issues.



	Physical Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding
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.	<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.
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.
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.	<ul style="list-style-type: none"> - 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 South of Llantrisant Business Park, Llantrisant	Highways and transportation provision will be sought from developers in accordance with the Planning Obligations SPG and the Delivering Design and Placemaking SPG.	<ul style="list-style-type: none"> - 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.
SSA 14.2 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.	<ul style="list-style-type: none"> - 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.

	Physical Infrastructure		
	Transport	Utilities (Water / Drainage / Gas / Electricity / Telecommunications)	Flooding
SSA 14.3 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.	<ul style="list-style-type: none"> - 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.





Appendix 2 - LDP Evidence Base

Reference No.	Document Name	Date of Production
EB22	Findings of the Candidate Site Assessment Process	January 2009
EB79	Access, Circulation and Parking Study	June 2007
EB80 EB80 (a) EB80 (b)	Strategic Transport Assessment, 2007 Figures – Strategic Sites Appendices	October 2007
EB81	Strategic Transport Corridors Infrastructure Needs Studies	July 2009
EB82	LDP Cabinet, Council and DC Committee Reports	Various
EB87	Transportation Topic Paper	April 2008
EB95	Infrastructure Topic Paper	April 2008
EB119 EB119 (a) EB119 (b) EB119 (c) EB119 (d) EB119 (e)	Hirwaun Village Study, 2008 (NLP) Appendix 3 Appendix 5 Appendix 6 Appendix 7 Appendix 8	April 2008
EB120 EB120 (a) EB120 (b) EB120 (c) EB120 (d)	Llanharan Village Study 2008 (NLP) Appendix 5 Appendix 6 Appendix 7 Appendix 9	April 2008

Reference No.	Document Name	Date of Production
LA14 LA14 (a) LA14 (b) LA14 (c)	Single Education Plan Annex 2 Annex 3 Targets	
SEW9	Regional Transport Plan	December 2008
SEW14	SEWTA Regional Transport Plan	December 2008
SEW15	SEWTA Regional Transport Plan 5-Year Programme	December 2008
SEW16	SEWTA Rail Strategy Study	January 2006
SEW19	SEWTA Regional Transport Plan	March 2010
SEW21	SEWTA Rail Strategy Prioritised Investment Programme	March 2010
	Strategic Outline Programme 21st Century Schools	October 2010





Appendix 3 - LDP Infrastructure Funding

Social Infrastructure					
Policy No	Location	Cost (Est)	Delivery Programme	Delivery Body	Known Funding Gap
Primary School Provision					
NSA 6	Land at Robertstown / Abernant	£10m	None	Developer / RCTCBC	£10m
NSA 8	Land South of Hirwaun	£10m	None	Developer / RCTCBC	£10m
SSA 7	Former Cwm Coking Works and Colliery, Ty Nant	£10m	None	Developer / RCTCBC	£10m
SSA 8	Land at Mwyndy / Talbot Green	£10m	None	Developer / RCTCBC	£10m
SSA 9	Former OCC Site, Llanilid	£10m	None	Developer / RCTCBC	£10m
SSA 5	Trane Farm, Tonyrefail	£10m	None	Developer / RCTCBC	£10m
SSA 5	Tonyrefail / Church Village	£10m	None	Developer / RCTCBC	£10m
	Sub Total	£70m		Sub Total	£70m
Secondary Schools Provision					
AW 4	Y Pant Comprehensive School, Talbot Green	£15m	21st Century Schools	Welsh Government \RCT\Developer	£7.5m
	Sub Total	£15m		Sub Total	£7.5m
Library Provision					
SSA 9	Former OCC Site, Llanilid	TBC	None	Developer	N/A
	Sub Total	£TBC		Sub Total	£N/A

Social Infrastructure					
Policy No	Location	Cost (Est)	Delivery Programme	Delivery Body	Known Funding Gap
Medical / Community Centre					
NSA 6	Land at Robertstown / Abernant	TBC	None	Local Health Trust / Private Sector	N/A
SSA 9	Former OCC Site, Llanilid	TBC	None	Local Health Trust / Private Sector	N/A
	Sub Total	£TBC		Sub Total	£N/A
Secondary Schools Provision					
NSA 4, 5, 6, 7, & 8	Strategic Sites in the Northern Strategy Area	TBC	None	Welsh Water / Developer	N/A
SSA 7, 8, 9 & 10	Strategic Sites in the Southern Strategy Area	TBC	None	Welsh Water / Developer	N/A
NSA9.2-4, 6, 9,10, 12-14, 15-17, 19, 20 &21	Housing Allocations in the Northern Strategy Area	TBC	None	Welsh Water / Developer	N/A
SSA10. 1 -18 (inc)	Housing Allocations in the Southern Strategy Area	TBC	None	Welsh Water / Developer	N/A
	Sub Total	TBC		Sub Total	N/A
Flood Alleviation Works					
NSA 5, 6 & 7	Strategic Sites in the Northern Strategy Area	TBC	Site Developer	Site Developer	N/A
SSA 7	Former Cwm Coking Works and Colliery, Ty Nant	TBC	Site Developer	Site Developer	N/A
NSA 9.4, NSA 14.3 & NSA14.4	Housing & Employment Allocations in the Northern Strategy Area	TBC	Site Developer	Site Developer	N/A
SSA 10.3, SSA 10.5, SSA 10.14, &SSA10.18	Housing Allocations in the Southern Strategy Area	TBC	Site Developer	Site Developer	N/A
	Sub Total	£TBC		Sub Total	£N/A



Social Infrastructure					
Policy No	Location	Cost (Est)	Delivery Programme	Delivery Body	Known Funding Gap
Green Space / Public Open Space					
NSA 4 - 8	Strategic Sites in the Northern Strategy Area	TBC	Planning Obligations	Developer	N/A
SSA 7 - 9	Strategic Sites in the Southern Strategy Area	TBC	Planning Obligations	Developer	N/A
NSA 9.1 – 21	Housing Allocations in the Northern Strategy Area	TBC	Planning Obligations	Developer	N/A
SSA 10.1 - 18	Housing Allocations in the Southern Strategy Area	TBC	Planning Obligations	Developer	N/A
	Sub Total	£TBC		Sub Total	£N/A

* Figures based on school capacity figures for 2012

TBC – Exact cost and requirement to be confirmed through the development process

Physical Infrastructure					
Policy No	Location	Cost (Est)	Delivery Programme	Delivery Body	Known Funding Gap
Strategic Highway Improvements					
CS 8.1	Gelli / Treorchy Relief Road	£90m	Regional Transport Plan	SEWTA / RCTCBC	N/A
CS 8.2	Ynysmaerdy / Talbot Green Relief Rd	£15m	Regional Transport Plan	SEWTA / RCTCBC	N/A
CS 8.3	A4059 Aberdare Bypass Extension	£17m	Regional Transport Plan	SEWTA / RCTCBC	N/A
NSA 20.1	Mountain Ash Southern Cross Valley Link	£7m	*Convergence Programme	RCTCBC	N/A
NSA 20.2	Upper Rhondda Fach Relief Road	£90m	None	RCTCBC	£90m
NSA20.3	Mountain Ash Northern Cross Valley Link	7m	None	RCTCBC	7m
SSA 18.1	Llanharan Bypass	£15m	None	RCTCBC	N/A
SSA 18.2	A473 Talbot Green Bypass Dualling	£16m	None	RCTCBC	£16m

Physical Infrastructure					
Policy No	Location	Cost (Est)	Delivery Programme	Delivery Body	Known Funding Gap
Strategic Highway Improvements					
CS 8	Transportation Projects including: <ul style="list-style-type: none"> • Signalisation of the A473/Glamorgan Retail Park roundabout; • A4119/A473 roundabout - grade separation and signalisation of A4119 southbound entry to the roundabout; • Partial signalisation of the A473 Cross Inn roundabout; • A4119/B4595 signals - provision of direct link between the A4119(n) and the B4595(e), removal of corresponding left turn at the junction and optimisation of the signals; • Provision of the A473/A4119 Talbot Green to Ynysmaerdy Relief Road; • A4119/A4093 roundabout, Tonyrefail - partial signalisation, widening of northbound approach, entry and circulatory widths and widening of the A4093 entry; • A470 Upper Boat junction - widening of entries to A470 on slips and signalisation of 5 roundabout entries and the Gwaelod y Garth/Tonteg Road junction; • A4059/B4275 roundabout Aberaman - widening of some of the approaches, entries, circulatory areas and exits; • A4059/A4233 Tesco roundabout Aberdare - Dualling of A4059 from the Abernant Road roundabout and extension of widening for A4059 southbound approach. 	£44m	None	RCTCBC	£44m
	Sub Total	£301m		Sub Total	£157m

Provision of New Railway Line and Station Provision					
NSA 22	Rail Network and Improvements – Aberdare / Hirwaun	£43m	Sewta Rail Strategy	Welsh Government	N/A
SSA 19	Strategic Sites in the Southern Strategy Area	£45m	Planning Obligations	Developer	N/A
	Sub Total	£88m		Sub Total	£N/A

*A business case for the proposal will only be submitted by the Council when invited by the WEFO

Physical Infrastructure					
Policy No	Location	Cost (Est)	Delivery Programme	Delivery Body	Known Funding Gap
Provision Cycle Paths Improvements					
NSA 23.1	Rhondda Community Route	£2m	Regional Transport Plan	RCTCBC	N/A
NSA 23.4	Pontygwaith to Maerdy	£820k	Regional Transport Plan	RCTCBC	N/A
NSA 23.5	Cwmaman to Aberaman	£200k	None	RCTCBC	£200k
NSA 23.6	Lady Windsor to Llanwonno	£620k	None	RCTCBC	£620k
SSA21.1	Connect2	£540K	Wefo/Lottery	RCTCBC	N/A
SSA 21.2	Extension to Connect 2 Scheme	£540k	Regional Transport Plan	RCTCBC	N/A
SSA 21.3	Maesycoed to Porth	£240k	None	RCTCBC	£240k
SSA 21.4	Glyntaff to Nantgarw	£580k	None	RCTCBC	£580k
SSA 21.5	Trallwn to Cilfynydd	£300k	None	RCTCBC	£300k
SSA 21.6	Pontypridd to Tonyrefail	£1m	Regional Transport Plan	RCTCBC	N/A
SSA 21.7	Gyfeillion to Llanwonno	£150k	None	RCTCBC	£150k
	Sub Total	£6.99m		Sub Total	£2.09m
Provision Park and Ride Improvements					
NSA 21.1	Land South of Hirwaun	£1.5m	None	RCTCBC	£1.5m
NSA 21.2	Land South of Ty Trevithick	£3m	None	RCTCBC	£3m
SSA 20.1	Land South of Makro	£1m	None	RCTCBC	£1m
SSA 20.2	Land at School Road, Miskin	£1m	None	RCTCBC	£1m
SSA 20.5	Pontyclun Railway Station	£1m	Regional Transport Plan	RCTCBC	N/A
SSA 20.6	Taffs Well Station	£350k	Regional Transport Plan	RCTCBC	N/A
	Sub Total	£7.85m		Sub Total	£6.5m
	Total	£488.8m		Total	£243.1m



rhondda cynon taf
community infrastructure levy
ardoll seilwaith cymunedol

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