

Rhondda Cynon Taf
County Borough Council
Local Development Plan 2006-2021

PlaceMaking Event Record

September
2007

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1.0 Summary of Process

In developing the Concept plans and statements the Council undertook a four-stage process.

Stage 1- Inception meeting

Purpose- To introduce Placemaking to a Council stakeholder group.

Process

- Prepare briefing pack
- Presentation to Placemaking group
- Requirement forms

Output- Understanding of the Placemaking process and its requirements.

Stage 2- Bus Trips

Purpose- To allow members of the placemaking group to visit the sites to be discussed.

Process-

- Organise two bus trips
- Produce maps to be used on site
- Present each site to group while on location

Output- To gain information and insight to be used in the Placemaking workshops.

Stage 3- Placemaking Workshops

Purpose- To discuss the potential uses for each strategic site and to produce concept plans and statements based on the discussions.

Process-

- Produce maps and diagrams to be used in the workshops
- Facilitate the group workshops
- Record the discussion to be used in developing the concept statements
- Present individual group findings back to the whole group

Output- Production of concept plans and statement

Stage 4- Update meeting

Purpose- To gain final approval from the group for the final concept plans and statements.

Process

- Produce final maps and statements based on group findings
- Take copies of final maps and statements for the placemaking group to take for consultation
- Ask for comments to be made

Output- Final production and group acceptance of concept plans and statements, which will be reported to Council.

2.0 Introduction

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.

The Council held a series of Placemaking Workshops to consider how these Strategic Sites could be developed in a manner that would allow for the greatest regeneration benefits to occur in social, economic and environmental terms.

This document outlines the consultation with other key Council departments and illustrates how the mix of uses and indicative plans were derived.

Strategic Sites

The Preferred Strategy was published for full public consultation in January/ February 2007. The Preferred Strategy identified 8 Strategic Sites, these are listed below:

- Former Maerdy Colliery Site Rhondda Fach
- Former Fernhill Colliery Site Blaenrhondda
- Former Phurnacite Plant Abercwmboi
- Robertstown/ Abernant- Aberdare
- Land South of Hirwaun/ Penywaun
- Cwm Colliery and Coking Works Beddau
- Mwyndy/ Talbot Green Area
- Former OCG Site Llanilid, Llanharan

Strategic sites are defined as sites whose size and strategic location means that if they are appropriately developed, they will deliver sustainable regeneration benefits on a local and Borough-wide level. The sites were identified from a number of sources including the list of Candidate sites submitted to the Council and through a list of large brownfield sites over 20 hectares. Proposals on these sites are varied and include a mix of uses.

The Strategic Sites have been subject to a rigorous assessment process. This assessment considered both the constraints and opportunities relating to the sites and considered which land uses could deliver the greatest regeneration benefit for the local and wider area.

Placemaking

Given the importance of the Strategic Sites to the implementation of the Council's Preferred Strategy, it was recognised that a comprehensive approach was required to consider how the sites should be developed.

A vision needed to be set out for each Strategic Site and it was considered that the development of 'Concept Statements' would allow local communities, stakeholders and potential developers to gain a clear understanding of the Council's expectations and aspirations for each site. This would allow for transparency in the process and also for people to be able to express their opinions.

Masterplanning of the sites was considered prior to the decision to undertake Placemaking. However it was considered that this was premature at this stage and that

Placemaking would be a clearer and simpler alternative. This method would allow for the Local Authority to ensure that Council aspirations and gaps in provision would be addressed on the sites but that the process would still be flexible enough to allow for some discussion regarding the more detailed aspects of the sites with developers at a subsequent stage. It was decided that a 'Concept Statement' approach could be the most appropriate vehicle for this assessment process.

Concept Statements

Concept Statements are a clear expression of the kind of place that new development should create. These statements aim to be accessible to all including the public and developers. They outline what the Local Authorities broad vision for the sites are. This statement is broad enough to allow for some discussions at development stage. In this case Concept Statements for the 8 Strategic Sites will be produced and published for public consultation within the Draft Deposit of the Local Development Plan.

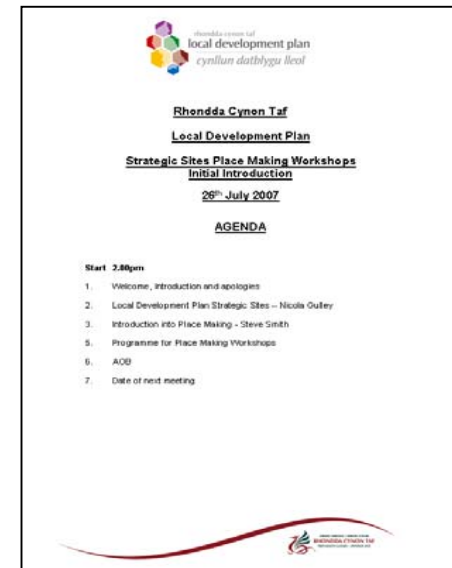
The Placemaking process

3.0 Inception Meeting

An inception meeting was held on the 26th July 2007. Key Council departments were invited to attend an inception meeting. The purpose of this meeting was to introduce the Placemaking process and to set up the Placemaking Group. Future meeting and time scales were also arranged at this time. The Development Planning Team and the Council's urban designer led the meeting.

Agenda and Placemaking pack

The following agenda and additional information was circulated to members of the placemaking group in advance of the meeting.



The additional information included in the Placemaking pack included:

- An explanation of concept statements
- An outline of the process and what input is required from the group.
- A list of the required attendees to the workshops
- A requirements form
- A list of the sites to be subject to Placemaking and maps to accompany these.

Invited delegates and attendance

Key Council Departments were invited to attend the initial meeting and to be part of the Placemaking Group. Lists of invited delegates and attendance of this meeting are included in Appendix 1.

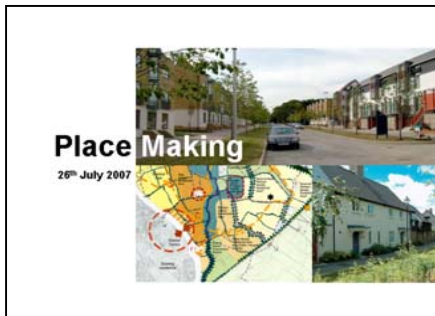
Introductions and Welcome

At the meeting the development planning manager gave a presentation as a means of welcome and introduction:



Concept Statements and Placemaking Presentation

At the meeting a presentation was given by the Council urban designer as an introduction to placemaking and concept statements.



4.0 Site visits

In order to allow the Placemaking group to gain a full understanding of each site prior to Placemaking workshops, site visits to each of the sites were arranged.



These were held over two days and the members of the group were encouraged to ask site-specific questions in preparation for the workshops.

To inform this process the Planning Officer leading on each Strategic Site visited the location and prepared an initial assessment. This allowed the issues, constraints and opportunities to be identified and communicated to the group on the site visit.



The group were provided with plans of the sites to note any relevant information that they thought useful for the following workshops. All delegates were allowed to ask questions and seek clarification regarding the site during the visit.

Two bus trips were organised. The first was held on the 6th August 2007 to visit the following sites:

- Cwm Colliery and Coking works Beddau
- Mwyndy/Talbot Green Area
- Former OCG Site Llanilid, Llanharan
- Robertstown/ Abernant

The second was held on the 3rd September 2007 to visit the following sites:

- Former Phurnacite Plant, Abercwmboi, Cynon Valley
- Land South of Hirwaun/ Penywaun
- Former Fernhill Colliery Site Blaenrhondda
- Former Maerdy Colliery Site Rhondda Fach

Attendance of the bus trips can be found in Appendix 2.

5.0 Placemaking meeting and workshops

Placemaking workshops were held over four days to discuss and place make each of the sites. During these workshops draft concept plans were drawn and key points noted to develop the concept statements.

Two sets of Placemaking workshops were organised. The first set of workshops were held on the 9th and 10th of August 2007.

During these meetings the following sites were discussed: 9th August- Llanilid and Robertstown and 10th August- Mwyndy and Cwm Colliery

Agenda- The following agenda was circulated to all Placemaking group members in advance of the meetings

Please see appendix 3 for a list of attendance.

The second set of workshops were held on the 6th and 7th of September 2007.

During this set of meetings the following sites were discussed: 6th September- Maerdy and Fernhill and 7th September- Phurnacite and Tower Colliery.

Please see appendix 4 for a list of attendance.



Requirements Form

The following requirement form was included in the placemaking pack, which was circulated to members of the group in advance of the first meeting

During the initial meeting the delegates were asked to specify their requirements for each of the Strategic Sites. Each delegate was

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 local development plan
 cynllun datblygu lleol

Strategic Sites Place Making Requirements

Officer Name: _____

Department: _____

Strategic Site Name: _____

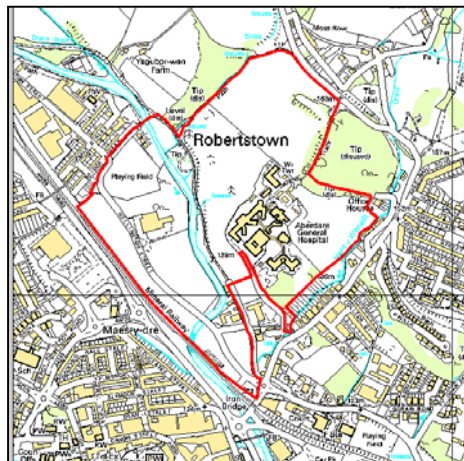
Requirements of site

Evidence

provided with requirement forms to complete in advance of the workshops in order that their requirements were taken into account when planning the sites. They were also required to demonstrate the evidence upon which these requirements were based.

Officer Presentations

The following is an example of the presentation given at the beginning of each workshop the Development Planning Officer leading on the site gave a presentation, which outlined information about the site.



Workshops

Once the site requirements were established and the presentations completed the group was divided into 2 groups.

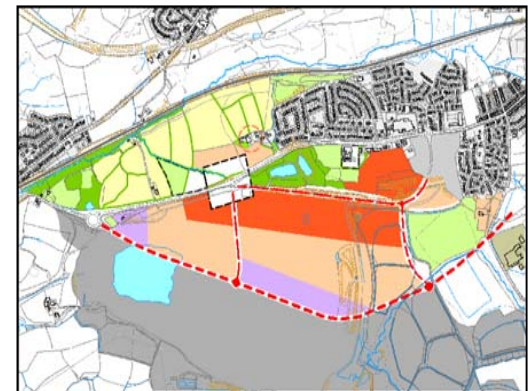
Both groups were given a large-scale plan of the site on which to sketch proposals and other useful information such as aerial photographs, topography overlays, constraints maps and access to a Geographical Information System.

The Council's urban designer and Planning Officers facilitated the groups. The discussions were recorded and these comments were then used to develop the concept statement and to justify the proposals on the Plans.

At the end of each workshop the facilitators gave a presentation to the other group on their proposals. These schemes were then subject to debate, justified and questions answered. This process was repeated for all of the Strategic Sites.

Collaboration of ideas by Urban Designer

Before the feedback meeting took place the Council urban designer integrated the two proposals plans, which were developed in the workshops to create one draft plan. The general details of the two groups



were the same in many instances. Where slight differences occurred the urban designer used professional judgement to make a decision on the best proposal for the site. Once finalised the plan was digitised and accompanied by written broad design concepts.

Feedback meeting

A feed back meeting was held on the 15th October 2007. The purpose of the meeting was to show the Placemaking group the proposed final concept plans for the sites, these had been derived from the combination of ideas from the two groups.

Agenda- The following was circulated to the group in advance of the meeting



A list of attendance for the meeting can be found in appendix 5.

The draft plans were taken to the feedback meeting to re-consult the Placemaking group and to ensure that they were satisfied with the schemes. This would ensure ownership and transparency of the process. During the meeting the Council's Urban Designer presented the completed draft concept maps and explained how the final

proposals had been developed. The group discussed the proposals and were provided with copies to allow further consideration and were asked to provide the development planning team with comments within two weeks.

Results of the further consultation

There was only one comment received from the Placemaking group, which was from the Education Department reiterating their requests for new schools were required and thanking the department for the invite to take part in the process.

Further Stages

The concept maps and accompanying statements were published with the Draft Deposit Local Development Plan, which was subject to full public consultation in February/ March 2009.

APPENDIX 1- Placemaking initial meeting attendance

Attendance of the initial strategic sites Placemaking meeting
July 26th 2007 held at the Valleys Innovation Centre
Abercynon 2.00pm

Nicola Gulley- Development Planning

Gareth Hall- Development Planning

Owen Jones- Development Planning

Phil Ratcliffe- Development Planning

Clare Richards- Development Planning

Dinara Williams- Affordable Housing

Jane Cook- Development Control

Souren Zenali- Highways

Robert Harper- Highways

Nicola Lewis- Communities First

Andrew Stone- Land Reclamation

Richard Wistow- Countryside

Andrea Richards- Education

Gillian Evans- Libraries

Jennifer Southern- Housing

Ray Edwards- Countryside

Mike Thomas- Land Reclamation

Steve Smith- Urban Design

Chris Clarke- Development Control

Chris Jones- Development Control

APPENDIX 2- Attendance of Placemaking Bus Trips 6th August and 3rd September 2007

Strategic Sites, Site visits 6th August 2007

- Cwm Colliery and Coking Works, Beddau
- Mwyndy/Talbot Green, Llantrisant
- Llanilid former OCS, Llanharan
- Aberdare/ Robertstown

Nicola Gulley- Development Planning Manager, Development and Regeneration

Clare Richards- Development Planning Officer, Development and Regeneration

Gareth Hall- Development Planning team leader, Development and Regeneration

Phil Ratcliffe- Development Planning Officer, Development and Regeneration

Souren Zenali- Highway development control manager Highway Transportation

Bob Harper- Transportation Strategy manager, Environmental services

Judith Jones- Team Leader, Development Control

Sarah Feist- Team Leader, Development Control

Gillian Evans- Head of Libraries and Museums, Education

Mike Thomas- Drainage Engineer, Land Reclamation and Engineering

Ros Williams- Libraries Manager, Education

Dina Williams- Affordable Housing officer, Housing Strategy

Jennifer Southern- Housing Strategy Manager, Housing Strategy

Matthew Easter- Sustainability Manager

Darren Miller- Senior Technical Officer, Environmental Services Group

Jim Bailey- Major Projects Manager, Development Control

Chris Jones- Development Control Manager

Chris Clarke- Planner Level Two Projects, Development Control

Strategic Site Visits 3rd September 2007

- Phurnacite Plant, Abercwmboi
- Tower Colliery, Hirwaun
- Fernhill Colliery, Blaenrhondda
- Maerdy Colliery, Maerdy

Nicola Gulley- Development Planning Manager, Development and Regeneration

Clare Richards- Development Planning Officer, Development and Regeneration

Owen Jones- Development Planning Officer, Development and Regeneration

Phil Ratcliffe- Development Planning Officer, Development and Regeneration

Lindsey Morris- Libraries Manager, Education

Bob Harper- Transportation Strategy manager, Environmental services

Souren Zenali- Highway development control manager
Highway Transportation

Andrew Stone- Capital Projects Manage ESG, Strategic Projects

Huw Roberts- Team Leader, Development Control

Chris Jones- Development Control Manager, Development Control

Sarah Feist- Team Leader, Development Control

Steve Smith- Urban Designer, Development Control

Chris Clarke- Planner Level Two Projects, Development Control

Hannah Watson- Contaminated land officer, Public health and Protection

Judith Jones- Team Leader, Development Control

Chris Jobber- Communities First Co-ordinator

APPENDIX 3- Strategic Sites Placemaking Workshop 9th and 10th August

Attendance of the Placemaking workshops held at the Valleys Innovation Centre on Thursday the 9th of August and Friday the 10th of August 2007 at 9:15 am

- Cwm Colliery and coking works, Beddau
- Mwyndy/ Talbot Green, Llantrisant
- Llanilid OCS, Llanharan
- Robertstown/Aberdare

Thursday 9th August 2007

Nicola Gulley- Development Planning Manager

Gareth Hall- Development Planning Team Leader

Phil Ratcliffe- Development Planning Officer (PM only)

Owen Jones- Development Planning Officer

Clare Richards- Development Planning Assistant

Bob Worgan- Development Planning Technician

Chris Clarke- Planner Level Two Projects, Development Control

Sarah Feist- Team Leader, Development Control

Steve Smith- Urban Designer, Development Control

Mike Thomas- Drainage Engineer, Land Reclamation and Engineering

Darren Miller- Land reclamation engineer, Land reclamation and engineering

Matthew Easter- Environmental Sustainability Manager, Strategic Projects

Richard Wistow- Ecologist, Countryside

Jennifer Southern- Housing Strategy Manager, Housing Strategy

Dina Williams- Affordable Housing officer, Housing Strategy

Hannah Kendra- Housing Student, Rhondda Housing Association

Alex Brown- Contaminated Land Officer, Public Health and protection

Julie Hadley- School organisation officer, Education

Gillian Evans- Head of Libraries and Museums, Education

Bob Harper- Transportation Strategy Manager

Friday 10th August 2007

Nicola Gulley- Development Planning Manager

Gareth Hall- Development Planning Team Leader

Phil Ratcliffe- Development Planning Officer

Owen Jones- Development Planning Officer

Clare Richards- Development Planning Assistant

Bob Worgan- Development Planning Technician

Darren Miller- Land reclamation engineer - Land reclamation and engineering

Mike Thomas- Drainage Engineer, Land Reclamation and Engineering

Chris Clarke- Planner Level Two Projects, Development Control

Sarah Feist- Team Leader, Development Control

Judith Jones- Team Leader, Development Control

Steve Smith- Urban Designer, Development Control

Richard Wistow- Ecologist, Countryside

Alex Brown- Contaminated Land Officer, Public Health

Hannah Watson- Contaminated land officer, Public health and protection

Bob Harper- Transportation Strategy Manager

Jennifer Southern- Housing Strategy Manager, Housing Strategy

Dina Williams- Affordable Housing officer, Housing Strategy

Gillian Evans- Head of Libraries and Museums, Education

Julie Hadley- School organisation officer, Education

APPENDIX 4- Strategic Site Placemaking Workshops 6th and 7th September 2007

- Former Phurnacite Plant, Abercwmboi
- Tower Colliery, Hirwaun
- Fernhill Colliery, Blaenrhondda
- Maerdy Colliery, Maerdy

Attendance of the workshop for Strategic Site Placemaking held at the Valleys Innovation Centre on Thursday the 6th of September and Friday the 7th of September 2007 at 9:15 am

6th September 2007

Andrew Stone- Capital Projects Manage ESG, Strategic Projects

Dina Williams- Affordable housing officer, Public Health and Protection- Housing Strategy

Hannah Watson- Contaminated land officer, Public Health and Protection- Pollution Control

Huw Roberts- Team Leader, Development Control

Rhian Barrell- Student Planner, Development Control

Chris Clarke- Planner Projects, Development Control

Judith Jones- Team Leader, Development Control

Ros Davis- Maerdy Communities first co-ordinator, Strategic Policy

Ray Edwards- Landscape architect, Leisure, Parks and countryside

Julie Hadley- School organisation officer, Education

Mike Thomas- Drainage Engineer, Land reclamation and engineering

Richard Wistow- Countryside, Countryside

Phil Ratcliffe- Development Planning Officer, Development and regeneration

Clare Richards- Development Planning Officer, Development and regeneration

Nicola Gulley- Development Planning Manager, Development and Regeneration

Bob Worgan- Senior Technician Development Planning, Development and Regeneration

Jane Dunne- Development Planning Technician, Development and regeneration

7th September 2007

Vicky Snook- Communities first co-ordinator Abercwmboi, Strategic policy

Andrew Stone- Capital Projects manager, Strategic projects

Hannah Watson- Contaminated land officer, Public health and protection

Chris Clarke- Planner Projects, Development Control

Steve Smith- Urban designer, Development Control

Mike Thomas- Drainage engineer, Land reclamation and engineering

Bob Harper- Transportation Strategy manager, Environmental services

Dina Williams- Affordable housing officer, Public Health and Protection

Richard Wistow- Countryside, Environmental services

Sarah Feist- Team Leader, Development control

Ray Edwards- Landscape architect, Leisure, parks and countryside

Owen Jones- Development Planning Officer, Development and regeneration

Phil Ratcliffe- Development Planning officer, Development and Regeneration

Clare Richards- Development Planning Officer, Development and Regeneration

Nicola Gulley- Development Planning Manager, Development and Regeneration

Matthew Todd-Jones- Assistant Development Plans officer, Development and Regeneration

Bob Worgan- Senior Technician Development Plans, Development and Regeneration

Jane Dunne- Development Planning Technician, Development and Regeneration

APPENDIX 5- Attendance of the Placemaking update meeting 15th October 2007

Mike Thomas- Drainage engineer, Land reclamation and engineering

Hannah Watson- Contaminated Land Officer, Public health and protection

Andrew Stone- Capital projects manager, Land reclamation and engineering

Christopher Clarke- Planning projects, Development Control

Jim Bailey- Development Control Manager, Development Control

Huw Roberts- Team Leader, Development Control

Judith Jones- Team Leader, Development Control

Dina Williams- Affordable Housing Officer, Housing Strategy

Julie Hadley- School Organisation officer, Education

Richard Wistow- Ecologist, Countryside

Ray Edwards- Landscape architect, Countryside

Phil Ratcliffe- Development Planning Officer, Development and Regeneration

Nicola Gulley- Development Planning Manager, Development and Regeneration

Owen Jones- Development Planning Officer, Development and regeneration

Clare Richards- Development Planning Officer, Development and Regeneration

Steve Smith- Urban Designer, Development Control

Bob Harper- Transportation Strategy Manager Highways, and transportation

Souren Zenali- Highway development control manager Highway Transportation