



Revised Local Development Plan 2022-2037- Preferred Strategy

January 2024

This document was written by Rhondda Cynon Taf County Borough Council. It is an easy read version of '**Revised Local Development Plan 2022-2037. Preferred Strategy - January 2024**'.

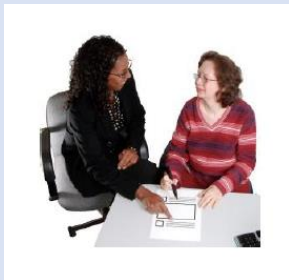
Mae'r ddogfen yma ar gael yn y Gymraeg / This document is available in Welsh.

Introduction

This document is about the Revised Local Development Plan (RLDP). The RLDP shows how we plan to grow our communities across Rhondda Cynon Taf in the next 15 years.



We want to know what you think and would like you to become involved with the RLDP.



You may need support to read and understand this document. Ask someone you know to help you.



Where the document says **we**, this means **Rhondda Cynon Taf County Borough Council**.

What is the Revised Local Development Plan RLDP?



All Council's in Wales must write a **Local Development Plan** to guide where things are built within their area.



Rhondda Cynon Taf Council is now writing a Revised Local Development Plan (RLDP) for 2022-2037.

The RLDP sets out a Strategy that identifies how much our communities need to grow in the next 15 years, to provide for the residents of RCT.

It will also identify land for future development to meet this future community need e.g. building of houses, industrial estates, town centres, public transport, etc.

It will contain policies that will be used to decide planning applications.

Writing the RDLP is a stage-by-stage process. We are now at the early Preferred Strategy stage of the RLDP.



We are now asking you to help us make some decisions about the Preferred Strategy.

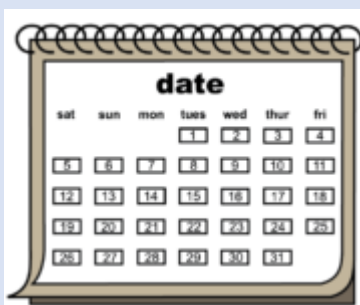
What is the Preferred Strategy?

The Preferred Strategy describes the place we want Rhondda Cynon Taf (RCT) to be by 2037.



It sets out Issues that RCT faces and sets out the Council's Objectives. It also puts forward a Strategy based on information about people, housing and employment (communities).

It proposes **where** our communities should grow across RCT and by **how much**.



The Preferred Strategy is not the final RLDP. The RLDP does not include all the final policies and identification of land for new building. This information will come later in the process.

The Vision



The Preferred Strategy describes the place we want Rhondda Cynon Taf to be in 2037.



It shows how growth will help make RCT a sustainable place, where people want to live, work and visit.

By 2037 we want Rhondda Cynon Taf to be:

- **An area of sustainable, cohesive communities, who are healthy, well connected and who have equal access to high quality homes, jobs, services and facilities.**
- **An area more resilient and considerate to the challenges of climate change with protected and enhanced biodiversity and green spaces and a well-connected sustainable transport system.**
- **An area with a diverse and healthy economy, supported by a flourishing tourism sector. A RCT that celebrates its heritage and is resilient for the future.**

Sustainable: A place that is looked after to make sure that people can enjoy it in the future.

The Objectives

The Preferred Strategy will try to:



- Mitigate and adapt to the effects of climate change and reduce flood risk.



- Provide an appropriate amount and mix of housing to meet local needs.



- Encourage healthy and safe lifestyles that promote well-being and improve overall health levels in RCT.



- Reduce the need to travel and promote more sustainable modes of transport.



- Promote, protect and enhance cultural heritage and the built environment.



- Promote the use of the Welsh language.



- Protect and enhance the quality and character of the landscape.



- Protect and enhance biodiversity.



- Protect the quality and quantity of RCT's water resources.
- Continue to minimise waste generation and promote more sustainable waste management.



- Provide for a sustainable economy.
- Provide for a diverse range of job opportunities.



- Promote vibrant, adaptable and resilient Town Centres.



- Address the impacts of the mining legacy in RCT.



- To support the growth of the tourism and leisure sector.

The Preferred Strategy – How much will we grow?



The Preferred Strategy looks at how much RCT needs to grow to build enough homes and employment for the people who live there.

The Preferred Strategy says we need:



- Enough land to build 8450 new houses (including as many affordable houses as it can).



- 68 hectares of land to build industrial estates and 266 jobs each year.

Where will we grow?



It is important that the new homes and jobs are in the right places for the people that live and work in RCT.

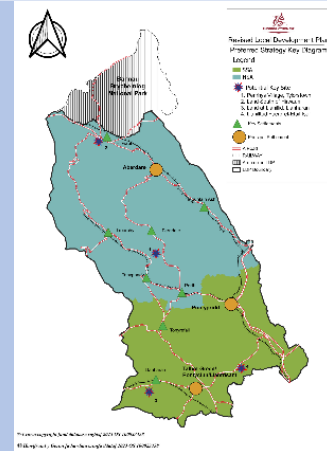
The types of areas where we would like to see new things built are:

Principal Settlements – These are the largest towns with good public transport like trains and buses. It is hoped that these will be the main areas for large new developments and new investment. These are **Aberdare, Pontypridd and Talbot Green, Pontyclun and Llantrisant.**

Key Settlements – These are smaller than the Principal Settlements. However, they are important places for shops, jobs and community activities. These include **Hirwaun, Mountain Ash, Ferndale, Treorchy, Tonypany, Porth, Tonyrefail and Llanharan.**

Smaller Settlements – These are smaller communities with less, but important facilities. We want to keep the shops, community uses and other things in these areas and make them better. There are over 20 of these settlements.

Different areas identified in the Preferred Strategy



The Preferred Strategy splits RCT into two parts because they need different planning approaches for their futures.

The two areas are:

Northern Strategy Area (NSA)

This area includes Rhondda Fawr, Rhondda Fach and Cynon Valleys. We want to make these communities stronger. Some ways to do this will be:

- Encouraging new building near existing public transport such as train and bus stations.
- Turning empty houses back into homes
- Encouraging tourism developments

Southern Strategy Area (SSA)

This area includes Pontypridd, to Taffs Well and Church Village in the east; and from Tonyrefail, to the Llantrisant area and Llanharan in the west. We want to help these communities grow and to build new houses here. Some ways to do this will be:

- Encouraging new building near Pontypridd
- Turning empty houses back into homes
- Building more homes on suitable land but looking after the most important countryside

Potential Key Sites

To make sure there is enough land available to build the houses and create the jobs that RCT needs, the Preferred Strategy shows 4 large areas of land, these are called 'Key Sites'.

- 2 key sites are in the North
- 2 key sites are in the South

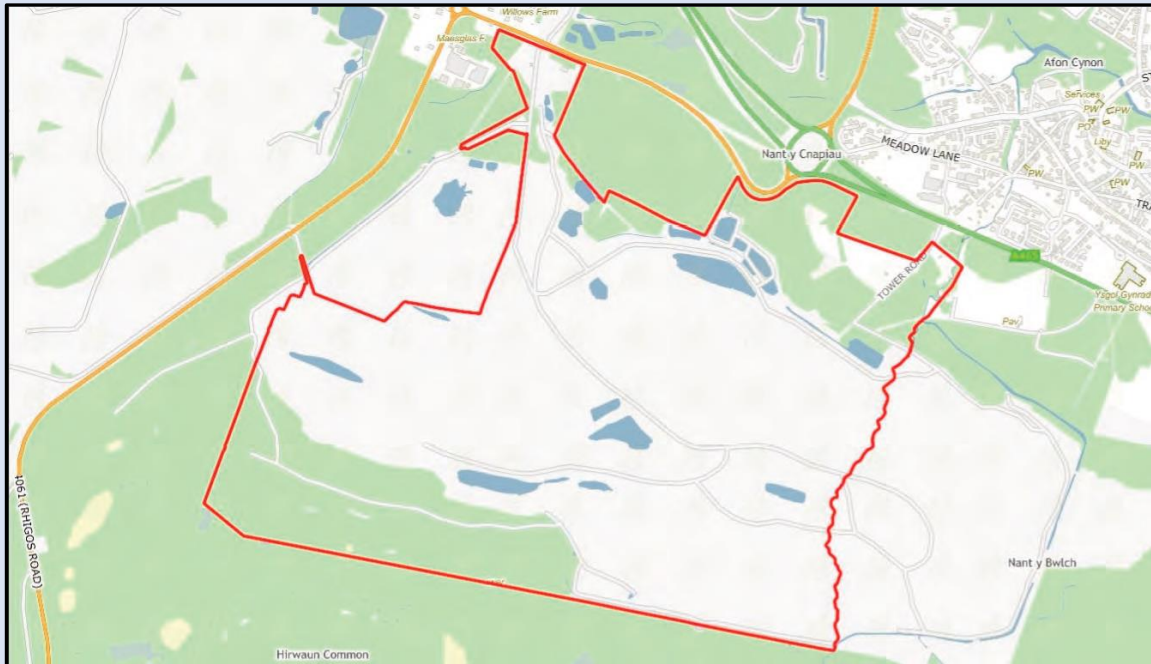
The maps on the next pages shows what might happen on the 4 large sites.

Key Site 1 - Penrhys Village, Tylorstown



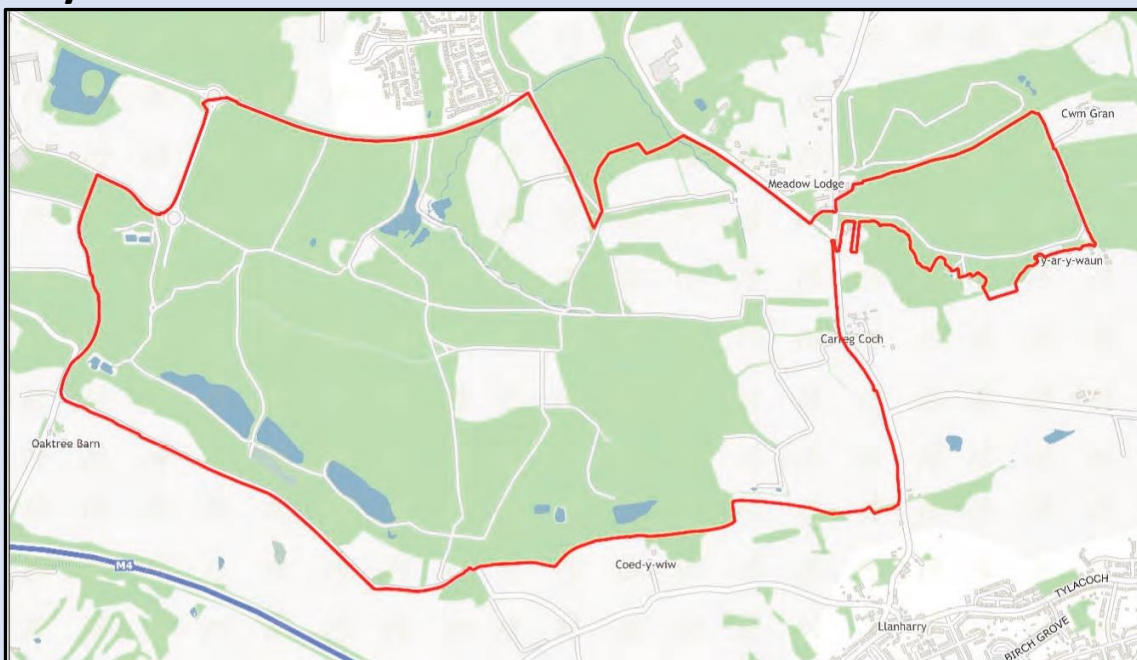
Here the plan is to build 500 new homes, community uses and a school. Some of the land will also be used for leisure and tourism and renewable energy.

Key Site 2 - Land South of Hirwaun



This land was last used as an open cast coal mine, but that work has now ended. This site may now be used for employment and tourism. Some of the land will also be kept for nature and could be made available for people to use.

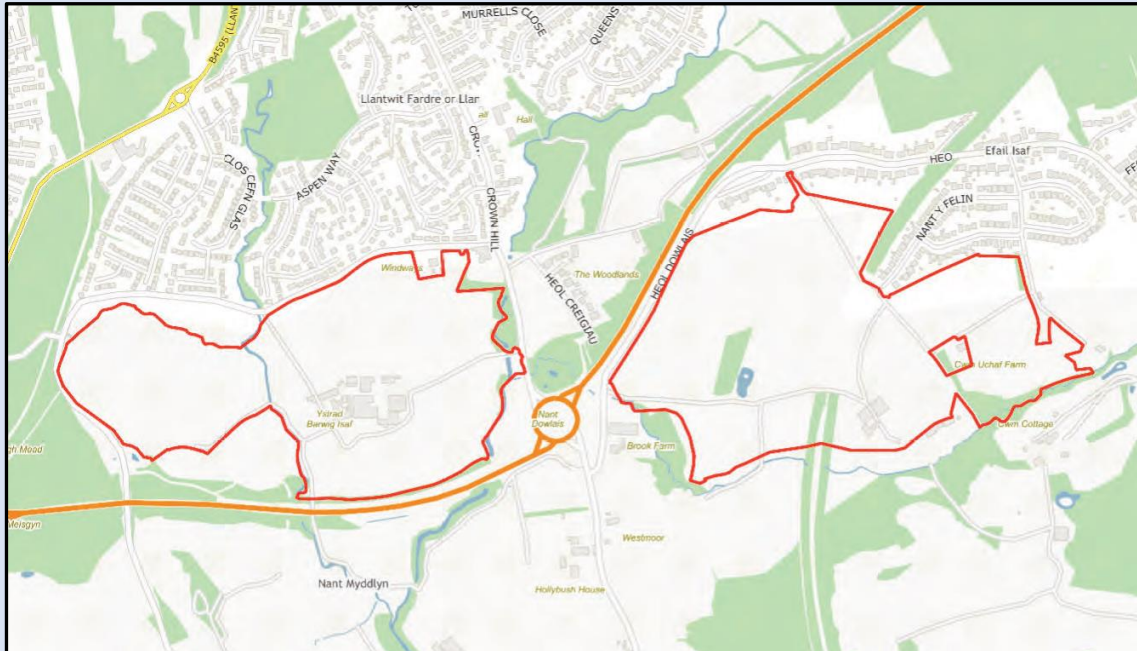
Key Site 3 - Land at Llanilid



On this piece of land there may be building of up to 1,500 new homes, a new school, community facilities and jobs. Some of the

land will also be used as open green space and play areas and will look after the important nature which is on the site.

Key Site 4 - Llanilltud Faerdref, Church Village



This site may have up to 1,000 new homes, a new school, new shops, community facilities and places to work. Some of the land will also be used as open green space and play areas.

Key Policies

To help us achieve what we want to do, we have written 9 key policies. These are:



Climate Change and Carbon – requires new developments to reduce carbon emissions and mitigate against causes of climate change.



Placemaking and Sustainable Communities – promotes new developments that help create communities that are inclusive, cohesive, safe, supported and valued.



Flood Risk Management – promotes development that is flood resilient and resistant.



Biodiversity and the Natural Environment – promotes development that maintains and enhances the natural environment.



Green Infrastructure and Open Space – promotes the protection, management and enhancement of green spaces, such as parks and the countryside.



Housing – provides guidance on how the housing target (of 8,450 homes) will be achieved.



Employment Land and the Economy – explains how opportunities for employment growth and job creation will be supported.



Settlement Centres – explains how these areas (also known as Town and Village centres) can become even better places for people to visit, enjoy, work and live.



Tourism – explains how tourism developments will be supported and encouraged.

Getting Involved

We would like everyone to get involved in the RLDP.
To do this:

We are asking everyone what they think of the Preferred Strategy.



Anyone can give their views on the proposals.

Mae croeso i chi gyfathrebu â ni yn y Gymraeg / You are welcome to communicate with us in Welsh.



The full version of the Preferred Strategy will be available on our website at:

<https://www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/RevisedLocalDevelopmentPlan20222037/PreferredStrategyConsultation.aspx>

The Preferred Strategy is also available to view in hardcopy in all the Libraries across RCT during normal opening hours.

You can also write to us and tell us what you think. Please email us at ldp@rctcbc.gov.uk if you would like to request a form to make your comments.

If you would prefer to communicate with us by post, please do so at: Planning Policy Team, 2 Llys Cadwyn, Pontypridd CF37 4TH