

# Event Record of Pre-Deposit Consultation with Key Infrastructure Providers

(8<sup>th</sup> August until 5<sup>th</sup> September 2008)

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## 1.0 SUMMARY OF PROCESS

1.1 In order for key infrastructure providers (Appendix 1) to make representations to allocations in the Draft Deposit Draft LDP the Council has undertaken a pre-deposit public consultation:

### STAGE 1 – INITIAL CONSULTATION

#### Purpose

To seek the view of key consultation bodies on:

- Strategic Sites;
- Housing Allocations;
- Employment Allocations, and
- Retail Allocations.

#### Process

A covering letter, draft proposals map and questionnaire were sent to key infrastructure providers.

#### Output

- To ensure the Local Development Plan (LDP) supports the implementation of other relevant strategies and plans across the County Borough.

### STAGE 2 – FOLLOW-UP CONSULTATION

#### Purpose

To seek the view of key consultation bodies on:

- Strategic Sites;
- Housing Allocations;
- Employment Allocations, and
- Retail Allocations.

#### Process

A covering letter, duplicate questionnaire and table showing the proposed number of dwellings and size of employment land for each allocation were sent to all key infrastructure providers.

#### Output

- To ensure the LDP supports the implementation of all other relevant strategies and plans across the County Borough.

## STAGE 3 – ADDITIONAL SITES

### Purpose

To seek the views of key consultation bodies on:

- Newly Proposed Housing Allocations in Tonyrefail

### Process

A covering letter, draft proposals map, questionnaire and table showing the proposed number of dwellings for each allocation were sent to all key infrastructure providers.

### Output

- To ensure the LDP supports the implementation of all other relevant strategies and plans across the County Borough, and to
- Produce an Event Record showing the development potential of each allocation.

## 2.0 INTRODUCTION

2.1 The Delivery Agreement (DA) is a legal requirement produced prior to the formal preparation of the Local Development Plan (LDP). The DA sets out a full and continuous approach to community engagement and involvement, forming an important test into the ‘soundness’ of the new plan.

2.2 The DA specifies individuals and organisations that will be consulted at the Pre-Deposit Public Consultation Stage and the methods to be used. When the Council consulted key consultation bodies in accordance with Welsh Assembly Government (WAG) guidelines, it was a final opportunity for the Council to consider all representations and amend the plan accordingly prior to the formal Deposit Period and statutory six-week public consultation.

2.3 Consultation bodies had 21 days from the 8<sup>th</sup> August 2008 to the 5<sup>th</sup> September 2008 to inform the Council of their observations on proposed land allocations. To facilitate the process, infrastructure providers were supplied with more detailed information on site locations during the 21-day reply period. In total 8 responses were received from the 13 key consultation bodies contacted (Appendix 1).

2.4 Consultation bodies had 14 days from the 9<sup>th</sup> January 2009 to the 23<sup>rd</sup> January 2009 to inform the Council of their observations on the proposed extension and additional allocation of 5 sites designed to promote growth in the settlement of Tonyrefail. In total 5 responses were received from the 13 key consultation bodies contacted (Appendix 1).

### 3.0 INITIAL DRAFT DEPOSIT DRAFT LDP CONSULTATION

3.1 On the 8<sup>th</sup> August 2008 key consultation bodies were sent a covering letter and questionnaire for proposed land allocations in the Draft Deposit Draft LDP. A0 size LDP proposals plans for the Northern and Southern Strategy Areas were also sent to consultation bodies, illustrating the location of housing, employment and retail allocations as well as all the strategic sites.

#### Covering Letter:

		Please ask for: Rebekah Stephens Gofynnwch am: 01443 665730	
Our Ref: Ein cyf:		Your Ref: Eich cyf:	Date: 8 Aug 2008 Dyddiad:
<p>Dear Sir/Madam,</p> <p><b>Rhondda Cynon Taf Local Development Plan: Consultation on Candidate Sites</b></p> <p>Rhondda Cynon Taf County Borough Council are in the process of producing a new Local Development Plan (LDP) that will guide regeneration and development in the County Borough over a fifteen-year period from 2006 to 2021.</p> <p>As a key consultee in the LDP process the Council would appreciate your observations on proposed land allocations in respect of future development proposals in the County Borough, prior to approval of the Draft Plan by Council Members and the formal deposit period in the Autumn of this year. I enclose a proposals map outlining the detailed allocations in Rhondda Cynon Taf.</p> <p>I also enclose a questionnaire which is intended to allow us to understand how the proposals for each site may affect the service you provide in the area and whether they accord with your development strategies and requirements over the next 15 years. I would be grateful if you could complete the accompanying questionnaire and return it to the <b>Development Planning Team, Valleys Innovation Centre, Navigation Park, Abercynon, CF45 4SN</b> by <u>5th September 2008</u>.</p> <p>I would be grateful if you could ensure that the accompanying plans and the information contained on them is treated in the strictest confidence. Should you wish to discuss any aspect of this letter or would like any further information please do not hesitate to contact me on the above number.</p> <p>Yours sincerely,</p> <p><i>Sheila Davies</i></p> <p>Sheila Davies Director of Development and Regeneration</p>			

## Draft Deposit Draft LDP Questionnaire:

### Rhondda Cynon Taf Local Development Plan

## Draft Deposit Draft LDP

#### Progress so far

Rhondda Cynon Taf County Borough Council has prepared the first draft of the Draft Local Development Plan (LDP). The next stage in the plan making process is to enable key infrastructure providers to make representations to the Plan before the formal Deposit Period. The Council is keen to ensure that the LDP supports the implementation of other relevant strategies and plans across the County Borough.

#### Development Proposals

Over the 15-year Plan Period from 2006-2021, the LDP aims to provide land for 14,850 new residential dwellings to accommodate the anticipated rise in population for South East Wales. This is a high growth rate and will result in an increase of the house-building rate from 660 to 990 dwellings per annum. The plan also recognises the economic development needs of Rhondda Cynon Taf with the identification of some 50 hectares of land for general employment in order to deliver a strong and diverse economy, together with good quality, well paid jobs that aspire to address the issue of economic inequality in the County Borough. Additional land will be made available during the plan period for 33,398m<sup>2</sup> net floor space for convenience and comparison (non-food) sales. Not only will this meet a qualitative need to minimise the travel for convenience goods shopping, but will also strengthen the status of retail centres across the County Borough. The plan also addresses the issue of health inequality by allocating land for the provision of informal and formal leisure facilities on 8 strategic sites across the borough. Strategic sites of more than 20 hectares have been identified as opportunities for residential and employment use as well as enhanced leisure and amenity provision on account of their size, location and ability to promote sustainable development.

#### Candidate Site Assessment

The Council received 658 candidate sites for inclusion in the LDP process by 31<sup>st</sup> August 2006. A complete and comprehensive 2-stage assessment process has been undertaken in accordance with the Council's Candidate Site Assessment Methodology. Following the completion of the assessment process the Council has arrived on a strictly confidential list of proposed land allocations, which are illustrated in the accompanying Plans.

#### How can you help?

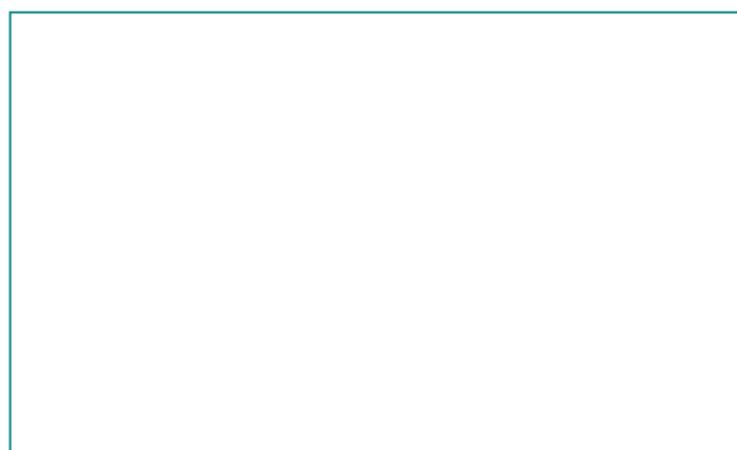
As a key committee in the LDP process the Council would appreciate your observations on proposed land allocations before Council members consider the draft plan for approval. As such, the Council would be grateful if you could complete this questionnaire by 5 September 2006 and return it to the Development Planning Team, Valleys Innovation Centre, Navigation Park, Abercynon, CF45 4SH or email to [LDP@rhondda-cynon-taf.gov.uk](mailto:LDP@rhondda-cynon-taf.gov.uk).

Your details

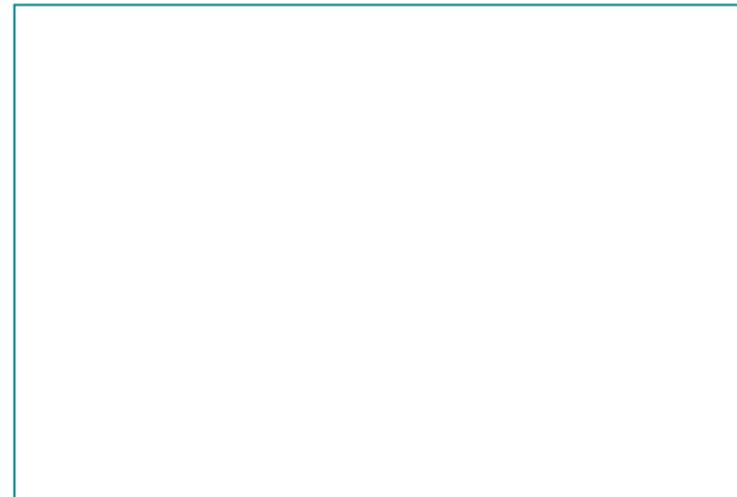
Name ..... Organisation ..... Address 1 ..... Address 2 ..... Address 3 ..... Town ..... Postcode ..... Telephone No. ..... E-mail address .....

In terms of your service area, plans and strategies you are responsible for:

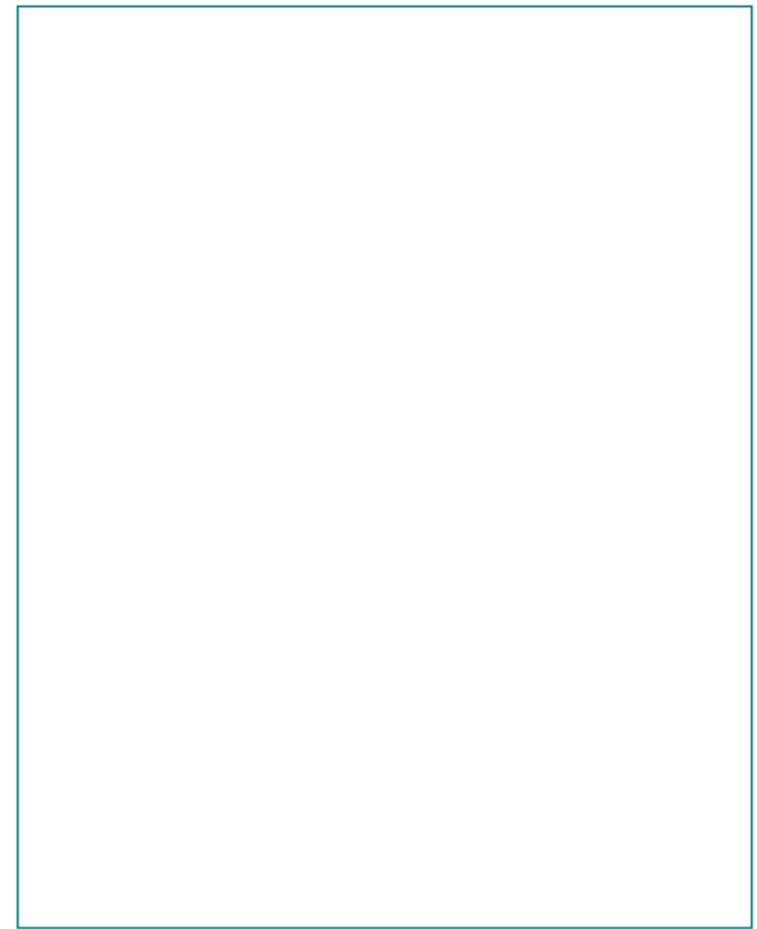
Q1. Do you have comments on proposed land allocations?



Q2. Do you have comments on how the plan will support or otherwise, in land use planning terms, your development strategy and requirements over the next 15 years?



Q3. Additional comments?



Thank you for taking the time to complete and return this questionnaire.

## 4.0 FOLLOW-UP DRAFT DEPOSIT DRAFT LDP CONSULTATION

4.1 On the 25<sup>th</sup> August 2008 key consultation bodies were sent an update letter and duplicate questionnaire on the Draft Deposit Draft LDP. To facilitate the completion of the questionnaire site-specific maps and tabulated descriptions of each allocation were also sent to all consultation bodies.

### Update Letter:

		Please ask for: Rebekah Stephens Gofynnwch am: 01443 665730	
Our Ref: Ein cyf:		Your Ref: Eich cyf:	Date: 25 <sup>th</sup> August 2008 Dyddiad:
<p>Dear Sir/Madam,</p> <p><b>Rhondda Cynon Taf Local Development Plan: Consultation on Candidate Sites</b></p> <p>I write further to my letter of 8<sup>th</sup> August 2008 requesting your observations on proposed land allocations in respect of future development proposals in the County Borough.</p> <p>To facilitate the completion of the attached Draft Deposit Draft LDP Questionnaire, I have attached for your convenience a series of annotated maps to be cross-referenced with the accompanying table, which identifies the site name, location, proposed allocation and the anticipated number of residential dwellings. Moreover, each strategic site identified on the accompanying maps has a supplementary paragraph outlining detailed development proposals on the site.</p> <p>In order to ensure that the Local Development Plan (LDP) supports the implementation of other relevant strategies and plans across the County Borough it is essential that all questionnaires are completed in detail and returned to the <b>Development Planning Team, Valleys Innovation Centre, Navigation Park, Abercynon, CF45 4SN</b> no later than the <b>5th September 2008</b>.</p> <p>Should you wish to discuss any aspect of this letter or would like any further information please do not hesitate to contact me on the above telephone number.</p> <p>Yours sincerely,</p> <p><i>Sheila Davies</i></p> <p>Sheila Davies Director of Development and Regeneration</p>			

## Site Descriptions Table:

Map	Reference	Site Name	Allocation(s)	No. of New Dwellings
1	A	Strategic Site: Land South of Hirwaun	Employment/ Housing	1000 (400 within plan period)
	B	Land South of Rhigos Road, Hirwaun	Housing	15
	C	Land East of Tenant, Penywaun	Housing	100
	D	North of Fifth Avenue, Hirwaun Industrial Estate	Employment(B2, B8)	
2	A	Land South of Llwydcoed Community Centre, Llwydcoed	Housing	15
	B	Land rear of Birchwood, Llwydcoed	Housing	25
	C	Brickworks and Dairy site, Llwydcoed	Housing	150
	D	Tegfan Farm, Treycynon	Housing	140
	E	Land at Nant Y Wenallt, Abernant	Housing	150
	F	Strategic Site: Robertstown	Housing / Employment / Leisure	600
	G	Former Mayhew Chicken Factory, Treycynon	Employment(B1, B2, B8)	
3	A	Strategic Site: Former Fennhill Colliery Site, Blaenrhonddau	Housing / Informal Open Space	400
	B	Strategic Site: Former Maerdy Colliery Site	Employment/ Informal Open space	

	C	Old hospital site and playground, Treherbert	Housing	50
	D	Land at Ynysfeio Avenue, Treherbert	Housing	150
4	A	Remainder of Ynyscynon Farm, Cwmbach	Housing	100
	B	Land bordered by Cefnpennar Road, Cwmbach	Housing	40
	C	Dyffryn Row, Cwmbach	Housing	25
	D	Strategic Site: Former Phurnacite Plant Site, Aberaman	Informal Open space / Housing / Employment(B1, B2)	500
	E	Land to the end of Godreaman, Godreaman	Housing	120
	F	Gwemifor Grounds, Mountain Ash	Housing	15
	G	Mountain Ash: Oxford Street	Retail	
5	A	Site at the end of Mace Lane, Treorchy	Housing	40
	B	Site off Cemetery Road, Treorchy	Employment(B1, B2)	
	C	Cae Mawr Industrial Estate, Treorchy	Employment(B1, B2)	
	D	Highfield Industrial Estate, Maerdy	Employment(B1, B2, B8)	
	E	Land rear of Gwerllwyn Terrace, Tylorstown	Housing	30
	F	Hospital Site, Llwynypia	Housing	100

6	A	Site off Fenwick Street, Pontywaith	Housing	40
	B	Land at Park Street, Clydach Vale	Housing	30
	C	Land at Dinas Road/Graig Ddu Road, Porth	Housing	25
	D	Land at Catherine Terrace, Cymmer	Housing	15
7	A	Cefn Lane, Glyncoch	Housing	30
	B	Pontypiddi: Brown Lennox	Retail	
8	A	Tane Farm, Tonyrefail	Housing	700
	B	Collenna Farm, Tonyrefail	Housing	25
	C	Land off Bryngolau, Tonyrefail	Housing	50
	D	Site of the former Hillside Club, Tonyrefail	Housing	40
	E	Coed Ely	Employment(B1, B2)	
	F	Land to the East of Mill Street/ Land East of Mill Street, Tonyrefail	Retail / Housing	
9	A	Gelliinion Reclamation, Pontypiddi	Housing	40
	B	Glyntaff Farm, Rhyd y Felin	Housing	80
	C	Gelliillion South, Rhyd y Felin	Employment(B2, B8)	
	D	Land South of The Ridings	Housing	500

	E	Strategic Site: Former Cwm Colliery Site, Beddau	Informal Open space / Housing / Employment(B1, B2)	800
	F	The Link Site (Meadow Farm), Church Village	Housing	160
	G	WPD Depot, Station Road, Church Village	Housing	100
10	A	Land at Dolau East of primary school, Llanharan	Housing	125
	B	Land South of Brynna Road, Brynna	Housing	200
	C	Strategic Site: Llanillid	Informal Open space / Housing / Employment/ Leisure	1700
	D	West of Uchau, Llanharan	Housing	150
11	A	Land South of Llantrisant Business Park, Llantrisant	Employment(B1, B2, B8)	
	B	Land South of Brynteg Court, Beddau	Housing	150
	C	Penygawsi, Llantrisant	Housing	40
	D	Strategic Site: Mwynydy	Retail / Housing / Employment	500

## Description of Strategic Sites:

### Map 3B: Former Maerdy Colliery Site, Rhondda Fach

Proposals:

Employment – a linear plateau of 1 hectare for small business and industrial units

Tourism – visitor centre and car park near Castell Nos and Lower Reservoir

Access – spine road on route of existing; riverside path and cycle way

Environment – retention and management of sites of importance for nature conservation; establishment of community woodland; restoration of valley side to natural appearance through land reclamation

Phasing – the environmental and access works must precede employment and tourism development.

### Map 3A: Former Fernhill Colliery Site, Blaenrhondda

Proposals:

Residential development of 400 units – 3 plateaus: 2 for medium density development (35 dwellings / hectare) and 1 for lower density (30 dwellings / hectare).

Local centre – site for local facilities including shops, positioned at the end of Brook Street

Education – extension of Penyfach Primary School is required.

Access – primary access road from A4061 Rhigos Road across eastern valley slope into centre of site; secondary access for pedestrians and public transport from Brook Street; spine paths and cycle ways linking the plateaus with the village

Environment – restoration of channels and green corridors for the Rhondda Fawr and its tributaries; retention and management of SINC and mitigation of impact of primary access road; restoration of the land north of the site for amenity open space

Phasing – the environmental and access works must be carried out first; no more than 2 of the 3 residential plateaus shall be developed before the local centre and school extension is implemented

### Map 4D: Former Phurnacite Plant, Abercwmboi

Proposals:

Residential development of 500 units including a primary school following removal of contamination and flood prevention works – fronting the retained lakes and centred on the proposed school

Employment development – on the existing plateau to complete Aberaman Industrial Park

Formal recreation provision consisting of a replacement football ground – northwest of the retained lakes

Access – the residential access will be from the B4275 Bronallt Terrace between Abercwmboi and Glenboi; the employment access will be via Aberaman Industrial Park; the recreation access will be from John Street via the existing football ground access  
Riverside ecology park – land on both sides of the River Cynon between the railway and the A4069

Phasing – the sports provision must be implemented before more than 75% of the residential development is completed.

### Map 2F: Robertstown / Abernant, Aberdare

Proposals – Robertstown:

Access – a new spine road linking the A4069 Gadlys roundabout, via a new level crossing, to Wellington Street and the hospital site; enlargement of Aberdare Park and Ride car park.

Commercial – B1 light industrial and office development on vacant land flanking Wellington Street and the new spine road, designed to emphasise the new entrance to the site

Commercial – hotel, cinema or similar commercial leisure use on the vacant land opposite the park and ride station

Community – medical centre adjoining the park and ride car park

Proposals – Hospital land:

Access – a new spine road linking Robertstown, the hospital site and Moss Row

Residential Development of 600 units – on the vacated hospital buildings at higher density, on the field rear of Abernant Road and bordering the retained parkland at medium density; and on the field south of Moss Row at lower density

Community – a new community primary school off Abernant Road

Trees and open space – the parkland northwest of the hospital buildings is largely designated a site of importance for nature conservation, along with the wooded slope down to the River Cynon and Cynon Valley Trail. The mature trees in this area and throughout the rest of the site are protected. The parkland is to be retained for the enjoyment of residents.  
Phasing – in the Robertstown area, no more than 75% of commercial development measured by gross floorspace shall be completed before the level crossing link between the A4059 and Wellington Street is open to traffic.

On the hospital land, no more than 25% of the residential development shall be completed before the link to the A4059 via the Robertstown area is open.

#### Map 1A: Land South of Hirwaun

##### Proposals:

The proposals are linked to the proposed dualling of the A465 trunk road from Hirwaun to Abergavenny, involving a 1.4km length of new road through part of the strategic site.

New Hirwaun Centre – on land fronting the existing southern bypass, adjoining the recreation ground, to include retail, commercial and community facilities.

Residential development of 1000 dwellings (of which 500 will be constructed during the plan period), to be constructed in 2 new neighbourhoods:

- South of the existing Hirwaun southern bypass with links over the proposed new trunk road and ecological mitigation

##### Employment development including:

- A potential Eco Park north of the A4061 west of Hirwaun
- South and east of the A4061 west of Hirwaun, with ecological mitigation

##### Education:

- A new primary school at the east end of proposed residential neighbourhood;
- Extensions to secondary and Welsh-medium schools in Aberdare

##### Landscape and habitat restoration and protection

Phasing – residential neighbourhood and the 2 business parks are capable of implementation without phasing. Other development must await implementation of the dualling of the A465 trunk road through the site and conversion of the existing southern bypass to a local road. No more than 75% of the development shall be completed before the New Hirwaun Centre and education proposals are completed.

#### Map 9E: Cwm Colliery and Coking Works, Beddau

##### Proposals:

Residential development consisting 800 dwellings in 3 areas:

- higher density adjoining Tynant
- medium density in the centre of the site; and
- lower density on the colliery plateau

Employment development – in the centre of the site, around the 2 retained cooling towers, excluding noxious and unsightly uses

Primary school, near Croescade Road

Restoration of the colliery tips and habitat enhancement to form accessible open space

Protection of the site of importance for nature conservation in Croescade Road

Corridors of green space through the site, along the restored and enhanced channels of the Nant Myddlyn and the Croescade tributary

Access – a new north-south spine road from Parish Road to replace the existing industrial access road, with a subsidiary east-west link from north of Windsor Gardens to Croescade Road

Phasing – co-ordinated restoration of the colliery tips, clearance and remediation of the coking works site and preservation of the listed cooling towers must be completed before any development is started. No more than 25% of the residential development shall be completed before the new access from Parish Road is opened. No more than 75% of the development shall be completed before the school is completed

#### Map 11D: Mynydy/Talbot Green Area

##### Proposals – Cowbridge Road:

New Llantisant Centre on the Leekes / Staedtler / Purolite site, comprising:

- 9,500 m<sup>2</sup> foodstore
- Additional retail comparison floorspace up to 25,000 m<sup>2</sup>.
- Pub / café
- 10,000 m<sup>2</sup> leisure floorspace
- Library
- Apartments on upper floors above retail, leisure and library floorspace
- Focal public space plus sensitively integrated car parking
- Public transport hub
- Pedestrian and cycle links over the A473 at Cowbridge Road and Glamorgan Vale retail park
- Main road connections at Cowbridge Road and Glamorgan Vale roundabout

Residential development of 100 apartments and town houses east of the proposed Centre;

Commercial – offices west of the Glamorgan Vale roundabout

Community – Y Pant School is to be retained and expanded on its existing site

#### Proposals – Clun Corridor

The corridor of the River Clun, including Coed-yr-hendy, Pant Marsh and Cefn-yr-parc Cemetery, is to be retained as a green corridor with north-south pedestrian and cycle links

#### Proposals – Mwyndy Cross

A major business park is proposed fronting the A4119 at Mwyndy Cross with a grade-separated junction. The site includes Arthur Llewellyn Jenkins, Maxibrite and Leekes and adjoining fields. Existing uses can be either incorporated or redeveloped, although removal of the Maxibrite briquettes plant is desirable in amenity terms.

Land to the east is to remain in agricultural use: Llantrisant Depot is also to remain for storage use.

#### Proposals – Cefn-yr-hendy

Residential development of 400 dwellings adjoining the existing residential area, served from the existing spine road roundabouts, primary school and local centre.

**Phasing** – the proposals for the Cowbridge Road area shall not be completed until the proposals for the Clun Corridor are completed. In the Mwyndy Cross and Cefn-yr-Hendy areas, no more than 25% of the residential and business park development measured by gross floorspace shall be completed before the proposed A4119 grade-separated junction is open. In the Cefn-yr-Hendy area, no more than 75% of the residential development shall be completed before the proposed local centre is completed.

#### Map 10C: Former OCC Site Llanilid, Llanharan

##### Proposals:

Residential development of 1700 dwellings in addition to:

- The approved scheme for 140 dwellings on the former Opencast Workshops site; and
- The approved scheme for 248 dwellings

##### In 3 areas:

- Higher density south of New Road adjoining the proposed New Llanharan Centre;
- Medium density south of New Road adjoining the proposed bypass; and

- Lower density north of New Road, with medium density adjoining the New Llanharan Centre

#### New Llanharan Centre – north and south of New Road, comprising:

- New primary school
- Medical centre
- Library
- Foodstore of 2,000m<sup>2</sup> and other retail units
- Pub / café
- Apartments on upper floors
- Small offices
- Focal public space with car parking sensitively integrated

#### Landmark building, either residential, offices or commercial leisure – on New Road, on the east side of the Silent Stages roundabout

#### Sports pitches – on land off Llanharan Road

#### Accessible open space in 3 areas:

- Woods and ponds south of New Road between the proposed New Llanharan Centre and Dolau Primary School;
- Woods, fields and pond north of the Silent Stages roundabout
- Wedge between Bryncae and the railwayline.

#### Roads:

- Sections of A473 Llanharan bypass within the strategic site;
- East-west link from the proposed New Llanharan Centre to the former Opencast Workshops site;
- North-south link from the New Llanharan Centre to the western side of the Film Studios area;
- North-south link from the former Opencast Workshops site around the eastern side of the Film Studios area to the new junction on the M4.

**Phasing** – no more than 25% of the proposed residential development north of the Llanharan bypass route excluding existing commitments (2008) shall be completed before the whole Llanharan bypass is opened. No more than 75% of the proposed residential development north of the Llanharan bypass route excluding existing commitments (2008) shall be completed before the local centre is completed.

The Council will seek to ensure through agreement with the Developer that the construction of housing is related directly to the development of the Film Studio Site.

## 5.0 ADDITIONAL SITES DRAFT DEPOSIT DRAFT LDP CONSULTATION

5.1 On the 9<sup>th</sup> January 2009 key consultation bodies were sent a letter requesting comments on the proposed extension and additional allocation of 5 sites designed to promote growth in the settlement of Tonyrefail. To facilitate the completion of the accompanying questionnaire site-specific maps and tabulated descriptions of each allocation were also sent to all consultation bodies.

### Additional Sites Letter:

		Please ask for: Gofynnwch am:	Rebekah Stephens 01443 495195
Our Ref: Ein cyf:		Your Ref: Eich cyf:	Date: Dyddiad: 9 <sup>th</sup> January 2009
Dear Sir/Madam,			
<b>Rhondda Cynon Taf Local Development Plan: Land Allocations in Tonyrefail</b>			
Further to my letter of 25 <sup>th</sup> August 2008, I am writing to request your observations on the proposed extension and additional allocation of 5 sites designed to promote growth in the settlement of Tonyrefail.			
To facilitate the completion of the attached Draft Deposit Draft LDP Questionnaire, I have attached for your convenience a map of Tonyrefail illustrating the previously shown proposed allocations and 5 new proposed allocations, together with an accompanying table that identifies the site name, proposed allocation and anticipated number of residential dwellings.			
To ensure that the Local Development Plan (LDP) accords with your development strategies and requirements over the next 15-years, it is essential that all questionnaires are completed for the <b>newly proposed sites in Tonyrefail</b> and returned to the <b>Development Planning Team, Rhondda Cynon Taf County Borough Council, Level 5, Unit 3, Ty Pennant, Catherine Street, Pontypridd, CF37 2TB</b> or e-mailed to <b>LDP@ Rhondda-cynon-taff.gov.uk</b> by 23 <sup>rd</sup> January 2009.			
Should you wish to discuss any aspect of this letter or would like any further information please do not hesitate to contact me on the above telephone number.			
Yours sincerely,			
			
Sheila Davies Director of Development and Regeneration			

**Sites Description Table:**

<u>Previously Shown Allocations in Tonypandy</u>			
Reference	Site Name	Allocation	No. of Dwellings / Hectare of Employment Land
A	Trane Farm	Housing	700
B	Collenna Farm	Housing	25
C	Site of Former Hillside Club	Housing	40
D	Land East of Mill Street	Retail/Housing	100

<u>Newly Proposed Allocations in Tonypandy</u>			
Reference	Site Name	Allocation	No. of Dwellings / Hectare of Employment Land
E	Trane Farm (Extension)	Housing	700
F	Land east of Hafod Wen and north of Concorde Drive	Housing	100
G	Land Part of Tylcha Ganol Farm, south of Mill Street	Housing	85
H	Land Rear of Tylcha Wen Terrace	Housing	165
I	Land at Gwern Heulog, Coedely	Housing	150

## **6.0 RESULTS OF THE INITIAL DRAFT DEPOSIT DRAFT LDP CONSULTATION**

5.1 Of the 13 key consultation bodies that were consulted 8 responses were received. Below are their observations on proposed allocations.

### **1. Cadw**

Given the unprecedented number of requests from Local Planning Authorities (LPA's) across Wales on the Local Development Plan (LDP), Cadw were unable to offer comments on prospective sites at this stage in the LDP process.

However, Cadw were able to offer the Council digital datasets for assistance in the LDP process for:

- Scheduled Ancient Monuments;
- Registered Parks and Gardens of Special Historic Interest in Wales, and
- World Heritage Sites.

### **2. Welsh Assembly Government (WAG)**

Based on the proposals map WAG noted that none of the sites marked on the plans were cause for concern in terms of paragraph 2.8.1 'Conserving the best and most versatile agricultural land' of Planning Policy Wales (PPW).

### **3. Western Power Distribution (WPD)**

Due to unknown electrical requirements WPD are unable to provide a response on each allocation. However, based on housing figures provided by the Council, it is probable that WPD would be able to provide the infrastructure given that a number of sites have previously installed infrastructure for use

in the collieries and associated past industries. The reinforcement of Western Power Distribution's (WPD) assets will also be required in some areas, along with diversions of its plant to facilitate proposed development.

On the Mwyndy/Talbot Green strategic site it is expected that a new grid substation and infrastructure could be required costing in excess of £5,000,000 (2003 price). Discussions are also ongoing between WPD and Scottish Power regarding the former OCG strategic site in Llanilid.

#### 4. Archaeology

<b>Map</b>	<b>Ref</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>Grid Ref</b>	<b>No. of New Dwellings</b>	<b>Archaeological Restraint</b>	<b>Archaeological Recommendation</b>
1	A	Strategic Site: Land South of Hirwaun	Employment / Housing	SN95340520	1000 (400 within plan period)	Historic agricultural landscape overlain by industrial activity	Archaeological desk-based assessment plus possible evaluation on specific sites prior to determination of planning application
	B	Land South of Rhigos Road, Hirwaun	Housing	SN95220549	15	None	OK
	C	Land East of Trenant, Penywaun	Housing	SN96710500	100	None	OK
	D	North of Fifth Avenue, Hirwaun Industrial Estate	Employment (B2, B8)	SN93400673		None	OK
2	A	Land South of Llwydcoed Community Centre, Llwydcoed	Housing	SN99360580	15	Historic Quarry	OK
	B	Land rear of Birchwood, Llwydcoed	Housing	SN99140460	25	Early industrial Housing	May need some archaeological work during development

Map	Ref	Site Name	Allocation(s)	Grid Ref	No. of New Dwellings	Archaeological Restraint	Archaeological Recommendation
	C	Brickworks and Dairy site, Llwydcoed	Housing	SN99270442	150	<b>Significant Restraint</b> Llwydcoed Ironworks	Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development
	D	Tegfan Farm, Trecynon	Housing	SN99010407	140	Historic Quarry	OK
	E	Land at Nant Y Wenallt, Abernant	Housing	SO01140359	150	<b>Fairly Significant Restraint</b> Hinterland to Abernant Ironworks, including railway sidings furnace pond and associated water system	Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development.
	F	Strategic Site: Robertstown	Housing / Employment / Leisure	SO00560321	600	Abernant House and park	Archaeological desk-based assessment plus building recording prior to determination of planning application

<b>Map</b>	<b>Ref</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>Grid Ref</b>	<b>No. of New Dwellings</b>	<b>Archaeological Restraint</b>	<b>Archaeological Recommendation</b>
	G	Former Mayhew Chicken Factory, Trecynon	Employment (B1, B2, B8)	SN99290415		None	OK
3	A	Strategic Site: Former Fernhill Colliery Site, Blaenrhondda	Housing / Informal Open Space	SS92929995	400	<b>Fairly Significant Restraint</b> Fernhill Colliery and inside Registered Landscape of Special Historic Importance	Archaeological desk-based assessment plus Assessment of the Significance of the Impact of Development on Historic Landscape required prior to determination of planning application
	B	Strategic Site: Former Maerdy Colliery Site	Employment / Informal Open space			<b>Significant Restraint</b> Maerdy Colliery and inside Registered Landscape of Special Historic Importance. Impact on setting of Castell Nos	Archaeological desk-based assessment plus Assessment of the Significance of the Impact of Development on Historic Landscape and assessment of impact on setting of scheduled ancient monument required prior to determination of planning application
	C	Old hospital site and playground, Treherbert	Housing	SS93879864	50	None	OK

<b>Map</b>	<b>Ref</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>Grid Ref</b>	<b>No. of New Dwellings</b>	<b>Archaeological Restraint</b>	<b>Archaeological Recommendation</b>
4	A	Remainder of Ynyscynon Farm, Cwmbach	Housing	SO01860228	100	None	OK
	B	Land bordered by Cefnpennar Road, Cwmbach	Housing	SO02640186	40	None	OK
	C	Dyffryn Row, Cwmbach	Housing	SO02670095	25	Early Industrial workers housing	May need some archaeological work during development
	D	Strategic Site: Former Phurnacite Plant Site, Aberaman	Informal Open space / Housing / Employment (B1, B2)	SO02850006	500	None	OK
	E	Land to the end of Godreaman, Godreaman	Housing	SO01240036	120	None	OK
	F	Gwernifor Grounds, Mountain Ash	Housing	ST04870874	15	None	OK
	G	Mountain Ash: Oxford Street	Retail	ST04809905		None	OK

<b>Map</b>	<b>Ref</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>Grid Ref</b>	<b>No. of New Dwellings</b>	<b>Archaeological Restraint</b>	<b>Archaeological Recommendation</b>
<b>5</b>	A	Site at the end of Mace Lane, Treorchy	Housing	SS95029764	40	None	OK
	B	Site off Cemetery Road, Treorchy	Employment (B1, B2)	SS95669757		Old Coal Level and tramway	OK
	C	Cae Mawr Industrial Estate, Treorchy	Employment (B1, B2)	SS96309631		None	OK
	D	Highfield Industrial Estate, Maerdy	Employment (B1, B2, B8)	SS98689757		None	OK
	E	Land rear of Gwerllwyn Terrace, Tylorstown	Housing	ST00729587	30	None	OK
	F	Hospital Site, Llwynypia	Housing	ST00019417	190	None	OK
<b>6</b>	A	Site off Fenwick Street, Pontygwaith	Housing	ST01289360	40	None	OK
	B	Land at Park Street, Clydach Vale	Housing	SS97909290	30	Area was crossed by tramway (now removed)	OK

<b>Map</b>	<b>Ref</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>Grid Ref</b>	<b>No. of New Dwellings</b>	<b>Archaeological Restraint</b>	<b>Archaeological Recommendation</b>
	C	Land at Dinas Road/Graig Ddu Road, Porth	Housing	ST01099161	25	Industrial workers housing	May need some archaeological work during development
	D	Land at Catherine Terrace, Cymmer	Housing	ST02409087	15	None	Ok
<b>7</b>	A	Cefn Lane, Glyncoch	Housing	ST07319253	30	None	OK
	B	Pontypridd: Brown Lennox	Retail	ST07909003		Site of the Newbridge Chain and Anchor Works. Some Remains may survive	Archaeological desk-based assessment plus possible evaluation required prior to determination of planning application.
<b>8</b>	A	Trane Farm, Tonyrefail	Housing	DT00108845	700	<b>Fairly Significant Restraint</b> Tran Farm is possibly a late medieval or early post medieval settlement	Archaeological desk-based assessment plus possible evaluation required prior to determination of planning application.

Map	Ref	Site Name	Allocation(s)	Grid Ref	No. of New Dwellings	Archaeological Restraint	Archaeological Recommendation
	C	Land off Bryngolau, Tonyrefail	Housing	ST00550828	50	<b>Fairly Significant Restraint</b> Caer-gwerlas-Isaf Farm is possibly a late medieval or early post medieval settlement	Archaeological desk-based assessment plus possible evaluation required prior to determination of planning application.
	D	Site of the former Hillside Club, Tonyrefail	Housing	ST01608882	40	<b>Fairly Significant Restraint</b> Site of Ty-Llwyd possibly a late medieval or early post medieval settlement	Archaeological evaluation may be required prior to determination of planning application.
	E	Coed Ely	Employment (B1, B2)	ST01688870		Coed Ely Colliery (cleared)	OK
	F	Land to the East of Mill Street / Land East of Mill Street, Tonyrefail	Retail / Housing	ST01308783		None	OK

<b>Map</b>	<b>Ref</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>Grid Ref</b>	<b>No. of New Dwellings</b>	<b>Archaeological Restraint</b>	<b>Archaeological Recommendation</b>
<b>9</b>	A	Gelliwion Reclamation, Pontypridd	Housing	ST06478955	40	None	OK
	B	Glyntaff Farm, Rhydyfelin	Housing	ST09300893	80	None	OK
	C	Gellihirion South, Rhydyfelin	Employment (B2, B8)	ST10568767		None	OK
	D	Land South of The Ridings	Housing	ST09108570	500	None	OK
	E	Strategic Site: Former Cwm Colliery Site, Beddau	Informal Open space / Housing / Employment (B1, B2)	ST06598604	800	Coke Works	Need to preserve listed structures
	F	The Link Site (Meadow Farm), Church Village	Housing	ST07498592	160	None	OK
	G	WPD Depot, Station Road, Church Village	Housing	ST08758548	100	None	OK

<b>Map</b>	<b>Ref</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>Grid Ref</b>	<b>No. of New Dwellings</b>	<b>Archaeological Restraint</b>	<b>Archaeological Recommendation</b>
<b>10</b>	A	Land at Dolau East of primary school, Llanharan	Housing	SS98748237		None	OK
	B	Land South of Brynna Road, Brynna	Housing	SS99368327	200	None	OK
	C	Strategic Site: Llanilid	Informal Open space / Housing / Employment / Leisure	298618208	1700	Environmental Statement has identified small areas of archaeological interest	Sufficient information in Environmental Statement if required works on archaeological sites can be secured by condition
	D	West of Llechau, Llanharry	Housing	ST01358061	150	<b>Fairly Significant Restraint</b> Western part is the site of Llanharry Iron Ore Works	Archaeological evaluation may be required prior to determination of planning application.
<b>11</b>	A	Land South of Llantrisant Business Park, Llantrisant	Employment (B1, B2, B8)	ST04028437		None	OK

<b>Map</b>	<b>Ref</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>Grid Ref</b>	<b>No. of New Dwellings</b>	<b>Archaeological Restraint</b>	<b>Archaeological Recommendation</b>
	B	Land South of Brynteg Court, Beddau	Housing	ST06408397	150	None	OK
	C	Penygawsi, Llantrisant	Housing	ST04938262	40	None	OK
	D	Strategic Site: Mwyndy	Retail / Housing / Employment		500	<b>Fairly Significant Restraint</b> Bronze Age and Roman sites identified in area	Archaeological desk-based assessment plus possible evaluation on specific sites required prior to determination of planning application. Archaeological remains may remove some areas of site from development

## 5. Countryside Council for Wales (CCW)

**N.B: Biodiversity Information Search Results from SEWBReC on Local Development Plan (LDP) allocations are available to view on the LDP Evidence Base.**

<b>Strategic Site: Land South of Hirwaun</b>	<ul style="list-style-type: none"> <li>• Habitat exists on this allocation that is suitable for marsh fritillary butterflies so the site could impact upon their breeding habitat if developed.</li> <li>• Close proximity to SAC</li> </ul>
<b>Land South of Rhigos Road, Hirwaun</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land East of Tenant, Penywaun</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>North of Fifth Avenue, Hirwaun Industrial Estate</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land South of Llwydcoed Community Centre, Llwydcoed</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land rear of Birchwood, Llwydcoed</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Brickworks and Dairy site, Llwydcoed</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Tegfan Farm, Trecynon</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land at Nant Y Wenallt, Abernant</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that</li> </ul>

	might inform our justification of the site.
<b>Strategic Site: Robertstown</b>	<ul style="list-style-type: none"> <li>Expansion of commercial and leisure facilities at the Park &amp; Ride Site will lead to an increase in car borne traffic, contrary to WAG's aim to reduce carbon emissions and detract from the existing town centre.</li> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Former Mayhew Chicken Factory, Trecynon</b>	<ul style="list-style-type: none"> <li>No comments received</li> </ul>
<b>Strategic Site: Former Fernhill Colliery Site, Blaenrhondda</b>	<ul style="list-style-type: none"> <li>Area of significant landscape value.</li> <li>Inclusion in the Rhondda Landscape of Historic Interest.</li> <li>Prominent role in distant views when approaching Treherbert along the A4061 from Treherbert, so design and roofscapes will be particularly important.</li> <li>Need to build on existing footpaths and improve footpaths and cycle links to the railway station at Treherbert.</li> </ul>
<b>Strategic Site: Former Maerdy Colliery Site</b>	<ul style="list-style-type: none"> <li>Site contains pockets of biodiversity interest.</li> <li>Site is prominent when viewed from above and the A4233 from Aberdare.</li> <li>Careful consideration to the design of the roofscape should be given for any development.</li> <li>Opportunity should be taken to seek footpath and cycleway improvements from the site to link into the surrounding network.</li> <li>Inclusion in the Rhondda Landscape of Historic Interest.</li> </ul>
<b>Old hospital site and playground, Treherbert</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land at Ynysfeio Avenue, Treherbert</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>

<b>Remainder of Ynyscynon Farm, Cwmbach</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land bordered by Cefnpennar Road, Cwmbach</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Dyffryn Row, Cwmbach</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Strategic Site: Former Phurnacite Plant Site, Aberaman</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land to the end of Godreaman, Godreaman</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Gwernifor Grounds, Mountain Ash</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Mountain Ash: Oxford Street</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Site at the end of Mace Lane, Treorchy</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Site off Cemetery Road, Treorchy</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Cae Mawr Industrial Estate, Treorchy</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>

<b>Highfield Industrial Estate, Maerdy</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land rear of Gwerllwyn Terrace, Tylorstown</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Hospital Site, Llwynypia</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Site off Fenwick Street, Pontygwaith</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land at Park Street, Clydach Vale</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land at Dinas Road/Graig Ddu Road, Porth</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land at Catherine Terrace, Cymmer</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Cefn Lane, Glyncoch</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Pontypridd: Brown Lennox</b>	<ul style="list-style-type: none"> <li>Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Trane Farm, Tonyrefail</b>	<ul style="list-style-type: none"> <li>This site contains a small area of land in the Rhos Tonyrefail SSSI</li> <li>Concerns regarding the long-term sustainable management of this part of the SSSI by light summer grazing</li> <li>Ask we include appropriately worded supporting text to ensure that the SSSI land is</li> </ul>

	<p>protected within any development which may take place, and that it is designed in such a way as to permit access for grazing.</p> <ul style="list-style-type: none"> <li>• Loss of ecological connectivity as a result of any proposed development on the site. The Rhos Tonyrefail SSSI was notified for its significant population of the endangered marsh fritillary butterfly. The species is reliant on a landscape with good connectivity between patches of suitable breeding habitat and concerns have been raised regarding the butterfly's ability to pass between remaining patches of suitable habitat in the south and the north of Tonyrefail.</li> <li>• Scope to produce suitably sized/specify wildlife corridors.</li> <li>• Western boundary directly abuts further land within the SSSI.</li> <li>• Suggested appropriate wording to address the issues mentioned above.</li> <li>• Part of this allocation is land proposed for an extension of the nearby cemetery. The proposed extension coincides with part of the SSSI, and if alternative cemetery land were to be allocated it might help resolve this conflict.</li> </ul>
<b>Collenna Farm, Tonyrefail</b>	<ul style="list-style-type: none"> <li>• This allocation is directly adjacent to the Rhos Tonyrefail SSSI</li> </ul>
<b>Land off Bryngolau, Tonyrefail</b>	<ul style="list-style-type: none"> <li>• This site contains a small area of land in the Rhos Tonyrefail SSSI</li> <li>• Concerns regarding the long-term sustainable management of this part of the SSSI by light summer grazing</li> <li>• Ask we include appropriately worded supporting text to ensure that the SSSI land is protected within any development which may take place, and that it is designed in such a way as to permit access for grazing.</li> <li>• Loss of ecological connectivity as a result of any proposed development on the site. The Rhos Tonyrefail SSSI was notified for its significant population of the endangered marsh fritillary butterfly. The species is reliant on a landscape with good connectivity between patches of suitable breeding habitat and concerns have been raised regarding the butterfly's ability to pass between remaining patches of suitable habitat in the south and the north of Tonyrefail.</li> <li>• Scope to produce suitably sized/specify wildlife corridors.</li> <li>• Western boundary directly abuts further land within the SSSI.</li> </ul>

	<ul style="list-style-type: none"> <li>• Suggested appropriate wording to address the issues mentioned above.</li> <li>• Part of this allocation is land proposed for an extension of the nearby cemetery. The proposed extension coincides with part of the SSSI, and if alternative cemetery land were to be allocated it might help resolve this conflict.</li> </ul>
<b>Site of the former Hillside Club, Tonyrefail</b>	<ul style="list-style-type: none"> <li>• This allocation is directly adjacent to the Rhos Tonyrefail SSSI</li> </ul>
<b>Coed Ely</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land to the East of Mill Street / Land East of Mill Street, Tonyrefail</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> <li>• This allocation is directly adjacent to the Rhos Tonyrefail SSSI</li> </ul>
<b>Gelliwion Reclamation, Pontypridd</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Glyntaff Farm, Rhydyfelin</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Gellihirion South, Rhydyfelin</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land South of The Ridings</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> <li>• Site contains an area of valuable unimproved grassland habitat, which CCW consider worthy of detailed survey as part of their phase II grassland survey project.</li> </ul>
<b>Strategic Site: Former Cwm Colliery Site, Beddau</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>

	<ul style="list-style-type: none"> <li>• CCW welcomes the proposal to integrate and manage large parts of the site as public open space and recommends close liaison with our ecologist and landscape architect.</li> <li>• The site offers significant opportunities for biodiversity enhancement and CCW recommends that good quality walking, cycling and transport links are integrated into the proposals.</li> </ul>
<b>The Link Site (Meadow Farm), Church Village</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>WPD Depot, Station Road, Church Village</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land at Dolau East of primary school, Llanharan</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land South of Brynna Road, Brynna</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Strategic Site: Llanilid</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> <li>• Concerns over the development of this area and likely coalescence of Llanharry, Llanilid and Llanharan.</li> <li>• Likely to be considerable highway and traffic implications, which would produce questions over the sustainability implications of such proposals.</li> <li>• Engage in discussions with Bridgend CBC due to their consideration of proposals in the Pencoed area.</li> </ul>
<b>West of Llechau, Llanharry</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Land South of Llantrisant</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that</li> </ul>

<b>Business Park, Llantrisant</b>	might inform our justification of the site.
<b>Land South of Brynteg Court, Beddau</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Penygawsi, Llantrisant</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> </ul>
<b>Strategic Site: Mwyndy</b>	<ul style="list-style-type: none"> <li>• Check with SEWBReC (SE Wales Biological Records Centre) for any records that might inform our justification of the site.</li> <li>• CCW have serious concerns relating to this proposal, due to its major extension into the open countryside and the coalescence of a small number of settlements that would result in a loss of traditional field patterns and important boundary features.</li> <li>• The area has potential for breeding otter and major biodiversity interests.</li> </ul>

## 6. Coal Authority

	<u>Possible/known shallow mine workings</u>	<u>Other underground workings</u>	<u>Recorded mine entries</u>	<u>Coal mining geology issues</u>	<u>Past surface mining</u>	<u>Known mine gas issues</u>	<u>Previous coal mining related hazards</u>
<b>Strategic Site: Land South of Hirwaun</b>	Yes	Yes	Yes	No	No	No	No
<b>Land South of Rhigos Road, Hirwaun</b>	No	No	No	No	No	No	No
<b>Land East of Trenant, Penywaun</b>	Yes	No	No	No	No	No	No
<b>North of Fifth Avenue, Hirwaun Industrial Estate</b>	No	No	No	No	No	No	No
<b>Land South of Llwydcoed Community Centre, Llwydcoed</b>	No	No	Yes	No	No	No	No

	<u>Possible/known shallow mine workings</u>	<u>Other underground workings</u>	<u>Recorded mine entries</u>	<u>Coal mining geology issues</u>	<u>Past surface mining</u>	<u>Known mine gas issues</u>	<u>Previous coal mining related hazards</u>
<b>Land rear of Birchwood, Llwydcoed</b>	Yes	No	Yes	No	No	No	No
<b>Brickworks and Dairy site, Llwydcoed</b>	Yes	No	Yes	No	No	No	No
<b>Tegfan Farm, Trecynon</b>	Yes	Yes	Yes	No	No	No	No
<b>Land at Nant Y Wenallt, Abernant</b>	Yes	Yes	Yes	No	No	No	No
<b>Strategic Site: Robertstown</b>	Yes	Yes	Yes	No	No	No	No
<b>Former Mayhew Chicken Factory, Trecynon</b>	Yes	No	No	No	No	No	No
<b>Strategic Site: Former Fernhill Colliery Site, Blaenrhondda</b>	Yes	Yes	Yes	No	No	No	No

	<u>Possible/known shallow mine workings</u>	<u>Other underground workings</u>	<u>Recorded mine entries</u>	<u>Coal mining geology issues</u>	<u>Past surface mining</u>	<u>Known mine gas issues</u>	<u>Previous coal mining related hazards</u>
<b>Strategic Site: Former Maerdy Colliery Site</b>	Yes	Yes	Yes	No	No	No	No
<b>Old hospital site and playground, Treherbert</b>	Yes	Yes	No	No	No	No	No
<b>Land at Ynysfeio Avenue, Treherbert</b>	Yes	Yes	Yes	No	No	No	No
<b>Remainder of Ynscynon Farm, Cwmbach</b>	Yes	Yes	Yes	No	No	No	No
<b>Land bordered by Cefnpennar Road, Cwmbach</b>	Yes	Yes	No	No	No	No	No
<b>Dyffryn Row, Cwmbach</b>	No	Yes	No	No	No	No	No
<b>Strategic Site: Former Phurnacite Plant Site, Aberaman</b>	Yes	Yes	No	No	No	No	No

	<u>Possible/known shallow mine workings</u>	<u>Other underground workings</u>	<u>Recorded mine entries</u>	<u>Coal mining geology issues</u>	<u>Past surface mining</u>	<u>Known mine gas issues</u>	<u>Previous coal mining related hazards</u>
<b>Land to the end of Godreaman, Godreaman</b>	No	Yes	No	No	No	No	No
<b>Gwernifor Grounds, Mountain Ash</b>	No	Yes	No	No	No	No	No
<b>Mountain Ash: Oxford Street</b>	No	Yes	No	No	No	No	No
<b>Site at the end of Mace Lane, Treorchy</b>	Yes	Yes	Yes	No	No	No	No
<b>Site off Cemetery Road, Treorchy</b>	Yes	Yes	Yes	No	No	No	No
<b>Cae Mawr Industrial Estate, Treorchy</b>	No	Yes	No	No	No	No	No
<b>Highfield Industrial Estate, Maerdy</b>	No	Yes	No	No	No	No	No

	<u>Possible/known shallow mine workings</u>	<u>Other underground workings</u>	<u>Recorded mine entries</u>	<u>Coal mining geology issues</u>	<u>Past surface mining</u>	<u>Known mine gas issues</u>	<u>Previous coal mining related hazards</u>
<b>Hospital Site, Llwynypia</b>	Yes	Yes	No	No	No	No	No
<b>Site off Fenwick Street, Pontygwaith</b>	No	Yes	Yes	No	No	No	No
<b>Land at Park Street, Clydach Vale</b>	No	Yes	No	No	No	No	No
<b>Land at Dinas Road/Graig Ddu Road, Porth</b>	No	Yes	Yes	No	No	No	No
<b>Land at Catherine Terrace, Cymmer</b>	Yes	Yes	Yes	No	No	No	No
<b>Cefn Lane, Glyncoch</b>	No	Yes	No	No	No	No	No
<b>Pontypridd: Brown Lennox</b>	No	No	No	No	No	No	No
<b>Trane Farm, Tonyrefail</b>	Yes	Yes	No	No	No	No	No

	<u>Possible/known shallow mine workings</u>	<u>Other underground workings</u>	<u>Recorded mine entries</u>	<u>Coal mining geology issues</u>	<u>Past surface mining</u>	<u>Known mine gas issues</u>	<u>Previous coal mining related hazards</u>
<b>Collenna Farm, Tonyrefail</b>	Yes	Yes	No	No	No	No	No
<b>Land off Bryngolau, Tonyrefail</b>	Yes	Yes	No	No	No	No	No
<b>Site of the former Hillside Club, Tonyrefail</b>	Yes	Yes	No	No	No	No	No
<b>Coed Ely</b>	Yes	Yes	Yes	No	No	No	No
<b>Land to the East of Mill Street / Land East of Mill Street, Tonyrefail</b>	No	Yes	No	No	No	No	No
<b>Gelliwion Reclamation, Pontypridd</b>	Yes	Yes	No	No	No	No	No
<b>Glyntaff Farm, Rhydyfelin</b>	Yes	No	No	No	No	No	No

	<u>Possible/known shallow mine workings</u>	<u>Other underground workings</u>	<u>Recorded mine entries</u>	<u>Coal mining geology issues</u>	<u>Past surface mining</u>	<u>Known mine gas issues</u>	<u>Previous coal mining related hazards</u>
<b>Land South of The Ridings</b>	Yes	Yes	Yes	No	No	No	No
<b>Strategic Site: Former Cwm Colliery Site, Beddau</b>	Yes	Yes	Yes	No	No	No	No
<b>The Link Site (Meadow Farm), Church Village</b>	Yes	Yes	Yes	No	No	No	Yes
<b>WPD Depot, Station Road, Church Village</b>	Yes	Yes	Yes	No	No	No	No
<b>Land at Dolau East of primary school, Llanharan</b>	Yes	Yes	Yes	No	Yes	No	No
<b>Land South of Brynna Road, Brynna</b>	Yes	Yes	Yes	No	No	No	No
<b>Strategic Site: Llanilid</b>	Yes	Yes	Yes	No	Yes	No	No

	<u>Possible/known shallow mine workings</u>	<u>Other underground workings</u>	<u>Recorded mine entries</u>	<u>Coal mining geology issues</u>	<u>Past surface mining</u>	<u>Known mine gas issues</u>	<u>Previous coal mining related hazards</u>
<b>West of Llechau, Llanharry</b>	No	No	Yes	No	No	No	No
<b>Land South of Llantrisant Business Park, Llantrisant</b>	Yes	No	Yes	No	No	No	No
<b>Land South of Brynteg Court, Beddau</b>	Yes	Yes	Yes	No	No	No	No
<b>Penygawsi, Llantrisant</b>	Yes	No	No	No	No	No	No
<b>Strategic Site: Mwyndy</b>	Yes	No	Yes	No	No	No	No

## 7. Welsh Water

The Council acknowledges that the majority of proposed allocations are subject to development constraints from the sewerage and water network. However, it is considered that such constraints would apply equally to all other potential allocations, as the constraints are specific to broad areas rather than individual sites. These issues will therefore need to be resolved through the detailed Development Control process.

### N.B. Sewage Treatment:

If all sites coming forward, or clusters in particular areas – then this would exceed the theoretical design capacity of the Waste Water Treatment Works. Approval for capital investment for the next 5 years to improve these sites would not be known until December 2009. Should developers wish to proceed in advance of DCWW improvements, then this may result in an objection to the proposal or it may be possible for developers themselves to fund the necessary upgrades.

<b>Strategic Site: Land South of Hirwaun</b>	<ul style="list-style-type: none"><li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li><li>A public sewer and water mains crosses the site so this may restrict the density of development.</li><li>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li><li>If <b>all</b> proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li><li>DCWW require us to include a statement on waste water infrastructure for the site.</li><li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</li></ul>
<b>Land South of Rhigos Road, Hirwaun</b>	<ul style="list-style-type: none"><li>If <b>all</b> proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of</li></ul>

	<p>developers funding the necessary upgrades via S106.</p> <ul style="list-style-type: none"> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Land East of Trenant, Penywaun</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• If <b>all</b> proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>North of Fifth Avenue, Hirwaun Industrial Estate</b>	<ul style="list-style-type: none"> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>• If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>• No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</li> </ul>
<b>Land South of Llwydcoed Community Centre, Llwydcoed</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• If <b>all</b> proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Land rear of Birchwood, Llwydcoed</b>	<ul style="list-style-type: none"> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>• If <b>all</b> proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned</li> </ul>

	<p>improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</p> <ul style="list-style-type: none"> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Brickworks and Dairy site, Llwydcoed</b>	<ul style="list-style-type: none"> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Tegfan Farm, Trecynon</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>• If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Land at Nant Y Wenallt, Abernant</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• A public sewer crosses the site so this may restrict the density of development.</li> <li>• If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> </ul>

	<ul style="list-style-type: none"> <li>DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</li> </ul>
<b>Strategic Site: Robertstown</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</li> </ul>
<b>Former Mayhew Chicken Factory, Trecynon</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and</li> </ul>

	expensive.
<b>Strategic Site: Former Fernhill Colliery Site, Blaenrhondda</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</li> </ul>
<b>Strategic Site: Former Maerdy Colliery Site</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</li> <li>Water mains cross the site so this may restrict the density of development.</li> </ul>
<b>Old hospital site and playground, Treherbert</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>A public sewer and water mains crosses the site so this may restrict the density of development.</li> </ul>
<b>Land at Ynysfeio Avenue, Treherbert</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying.</li> </ul>
<b>Remainder of Ynyscynon Farm, Cwmbach</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned</li> </ul>

	<p>improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</p> <ul style="list-style-type: none"> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>• Water mains crosses the site so this may restrict the density of development.</li> </ul>
<b>Land bordered by Cefnpennar Road, Cwmbach</b>	<ul style="list-style-type: none"> <li>• A public sewer crosses the site so this may restrict the density of development.</li> <li>• If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>Dyffryn Row, Cwmbach</b>	<ul style="list-style-type: none"> <li>• A public sewer crosses the site so this may restrict the density of development.</li> <li>• If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Strategic Site: Former Phurnacite Plant Site, Aberaman</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• A public sewer crosses the site so this may restrict the density of development.</li> <li>• If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>• If all proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> </ul>

	<ul style="list-style-type: none"> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>Land to the end of Godreaman, Godreaman</b>	<ul style="list-style-type: none"> <li>• A public sewer crosses the site so this may restrict the density of development.</li> <li>• If <b>all</b> proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Gwernifor Grounds, Mountain Ash</b>	<ul style="list-style-type: none"> <li>• If <b>all</b> proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Mountain Ash: Oxford Street</b>	<ul style="list-style-type: none"> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>• If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>• If <b>all</b> proposed developments come to fruition then the Cynon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>• No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</li> </ul>

<b>Site at the end of Mace Lane, Treorchy</b>	<ul style="list-style-type: none"> <li>• No problems</li> </ul>
<b>Site off Cemetery Road, Treorchy</b>	<ul style="list-style-type: none"> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>Cae Mawr Industrial Estate, Treorchy</b>	<ul style="list-style-type: none"> <li>• If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>• No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</li> <li>• Water mains cross the site so this may restrict the density of development.</li> </ul>
<b>Highfield Industrial Estate, Maerdy</b>	<ul style="list-style-type: none"> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>• If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>• No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</li> </ul>
<b>Land rear of Gwerllwyn Terrace, Tylorstown</b>	<ul style="list-style-type: none"> <li>• A public sewer crosses the site so this may restrict the density of development.</li> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>Hospital Site, Llwynypia</b>	<ul style="list-style-type: none"> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> </ul>
<b>Site off Fenwick Street,</b>	<ul style="list-style-type: none"> <li>• The area suffers from low water pressure with new development exacerbating service</li> </ul>

<b>Pontygwaith</b>	levels so development of this site would require off-site main laying which could be quite substantial and expensive.
<b>Land at Park Street, Clydach Vale</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>A public sewer crosses the site so this may restrict the density of development.</li> </ul>
<b>Land at Dinas Road/Graig Ddu Road, Porth</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>A public sewer and water mains crosses the site so this may restrict the density of development.</li> </ul>
<b>Land at Catherine Terrace, Cymmer</b>	<ul style="list-style-type: none"> <li>No problems</li> </ul>
<b>Cefn Lane, Glyncoch</b>	<ul style="list-style-type: none"> <li>No problems</li> </ul>
<b>Pontypridd: Brown Lennox</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</li> <li>Water mains cross the site so this may restrict the density of development.</li> </ul>
<b>Trane Farm, Tonyrefail</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>

<b>Collenna Farm, Tonyrefail</b>	<ul style="list-style-type: none"> <li>• There is no public sewerage system in the area so any new development would require facilities for sewage disposal.</li> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> </ul>
<b>Land off Bryngolau, Tonyrefail</b>	<ul style="list-style-type: none"> <li>• There is no public sewerage system in the area so any new development would require facilities for sewage disposal.</li> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> </ul>
<b>Site of the former Hillside Club, Tonyrefail</b>	<ul style="list-style-type: none"> <li>• There is no public sewerage system in the area so any new development would require facilities for sewage disposal.</li> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>Coed Ely</b>	<ul style="list-style-type: none"> <li>• There is no public sewerage system in the area so any new development would require facilities for sewage disposal.</li> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</li> <li>• A public sewer crosses the site so this may restrict the density of development.</li> </ul>
<b>Land to the East of Mill Street / Land East of Mill Street, Tonyrefail</b>	<ul style="list-style-type: none"> <li>• A public sewer crosses the site so this may restrict the density of development.</li> <li>• If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> </ul>

	<ul style="list-style-type: none"> <li>Development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>Gelliwion Reclamation, Pontypridd</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> </ul>
<b>Glyntaff Farm, Rhydyfelin</b>	<ul style="list-style-type: none"> <li>There is no public sewerage system in the area so any new development would require facilities for sewage disposal.</li> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>Gellihirion South, Rhydyfelin</b>	<ul style="list-style-type: none"> <li>There is no public sewerage system in the area so any new development would require facilities for sewage disposal.</li> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</li> </ul>
<b>Land South of The Ridings</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>A public sewer crosses the site so this may restrict the density of development.</li> <li>If all proposed developments come to fruition then the Rhiwsaesfon WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> </ul>

	<ul style="list-style-type: none"> <li>DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>Strategic Site: Former Cwm Colliery Site, Beddau</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>If <b>all</b> proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>The Link Site (Meadow Farm), Church Village</b>	<ul style="list-style-type: none"> <li>Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>If <b>all</b> proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>WPD Depot, Station Road,</b>	<ul style="list-style-type: none"> <li>A public sewer and water mains crosses the site so this may restrict the density of</li> </ul>

<b>Church Village</b>	<p>development.</p> <ul style="list-style-type: none"> <li>• If <b>all</b> proposed developments come to fruition then the Rhiwsaeson WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Land at Dolau East of primary school, Llanharan</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> </ul>
<b>Land South of Brynna Road, Brynna</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> </ul>
<b>Strategic Site: Llanilid</b>	<ul style="list-style-type: none"> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
<b>West of Llechau, Llanharry</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• If <b>all</b> proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>

	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• A public sewer crosses the site so this may restrict the density of development.</li> <li>• If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li> <li>• If <b>all</b> proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> <li>• No problems are envisaged with the provision of water supply for this development, although off-site water mains may be required which could be substantial and expensive.</li> </ul>
<b>Land South of Brynteg Court, Beddau</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• If <b>all</b> proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> <li>• DCWW require us to include a statement on waste water infrastructure for the site.</li> </ul>
<b>Penygawsi, Llantrisant</b>	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li> <li>• If <b>all</b> proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li> </ul>

	<ul style="list-style-type: none"><li>• DCWW require us to include a statement on waste water infrastructure for the site.</li></ul>
<b>Strategic Site: Mwyndy</b>	<ul style="list-style-type: none"><li>• A public sewer and water mains crosses the site so this may restrict the density of development.</li><li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li><li>• If the development gives rise to a new discharge of trade effluent then a Discharge Consent is required from DCWW.</li><li>• If <b>all</b> proposed developments come to fruition then the Coslech WwTW will exceed design capacity. Should developers proceed in advance of DCWW planned improvements it may result in objection to the proposals with the possibility of developers funding the necessary upgrades via S106.</li><li>• DCWW require us to include a statement on waste water infrastructure for the site.</li><li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li></ul>

## 8. Environment Agency

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
1	A	Strategic Site: Land South of Hirwaun	Employment / Housing	1000 (400 within plan period)	1. Numerous ordinary watercourses on site 2. Presence of sewerage infrastructure unknown	Re: flood risk - this site is being considered as part of RCT's SFCA. However, we note there is a difference in the site boundary you have provided and the one given in the SFCA Report – please could this be clarified.

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	B	Land South of Rhigos Road, Hirwaun	Housing	15	Ordinary watercourses on east and west site boundaries	
	C	Land East of Trenant, Penywaun	Housing	100	Ordinary watercourse on western site boundary	
	D	North of Fifth Avenue, Hirwaun Industrial Estate	Employment (B2, B8)		1. Majority of site shown to be within zone B on WAG's Development Advice Maps 2. Presence of sewerage infrastructure unknown 3. Ordinary watercourses on site	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
<b>2</b>	A	Land South of Llwydcoed Community Centre, Llwydcoed	Housing	15	None that we are aware of	
	B	Land rear of Birchwood, Llwydcoed	Housing	25	1. Part of site shown to be within zone B on WAG's Development Advice Maps 2. Ordinary watercourse on site	
	C	Brickworks and Dairy site, Llwydcoed	Housing	150	Site shown to be within zone B on WAG's Development Advice Maps	
	D	Tegfan Farm, Trecynon	Housing	140	None that we are aware of	
	E	Land at Nant Y Wenallt, Abernant	Housing	150	Ordinary watercourses on site	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	F	Strategic Site: Robertstown	Housing / Employment / Leisure	600	Site partially in zone C2 and B of WAG's Development Advice Maps.	This site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies.
	G	Former Mayhew Chicken Factory, Trecynon	Employment (B1, B2, B8)		Majority of site in zone C2 and remainder in zone B of WAG's Development Advice Maps.	This site <u>has not</u> been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
3	A	Strategic Site: Former Fernhill Colliery Site, Blaenrhondda	Housing / Informal Open Space	400	1. Part of site within zone C2 on WAG's Development Advice Maps 2. Ordinary watercourses on site 3. Presence of sewerage infrastructure unknown	Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies.
	B	Strategic Site: Former Maerdy Colliery Site	Employment / Informal Open space		1. Site on edge of zone C2 on WAG's Development Advice Maps 2. Ordinary watercourses on site 3. Presence of sewerage infrastructure unknown	Re: flood risk - this site is being considered as part of RCT's SFCA.

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	C	Old hospital site and playground, Treherbert	Housing	50	1. Ordinary watercourses on site 2. Potential contamination due to previous use as a hospital site	
	D	Land at Ynysfeio Avenue, Treherbert	Housing	150	Ordinary watercourses on site	
	E	Land at Maerdy	?	?	Ordinary watercourses on site	
<b>4</b>	A	Remainder of Ynyscynon Farm, Cwmbach	Housing	100	Ordinary watercourses on site	
	B	Land bordered by Cefnpennar Road, Cwmbach	Housing	40	None that we are aware of.	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	C	Dyffryn Row, Cwmbach	Housing	25	Although the site is shown to be outside of the flood zones of the WAG's Development Advice Maps, part of the site is within our own 0.1% flood outline.	As part of the site is shown to be within our own 0.1% flood outline, flood risk should be further considered as part of any future development proposals on this site
	D	Strategic Site: Former Phurnacite Plant Site, Aberaman	Informal Open space / Housing / Employment (B1, B2)	500	1. Majority of site in zone C2 and remainder in zone B of WAG's Development Advice Maps. 2. Areas of site previously used as licensed waste disposal sites	Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a slight difference in the site boundary you have provided and the one given in the SFCA Report – please could this be clarified.

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	E	Land to the end of Godreaman, Godreaman	Housing	120	None that we are aware of	
	F	Gwernifor Grounds, Mountain Ash	Housing	15	None that we are aware of	
	G	Mountain Ash: Oxford Street	Retail		Site shown to be within zone C1 of the WAG's Development Advice Maps	This site <u>has not</u> been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.
<b>5</b>	A	Site at the end of Mace Lane, Treorchy	Housing	40	Ordinary watercourses on site	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	B	Site off Cemetery Road, Treorchy	Employment (B1, B2)		Presence of sewerage infrastructure unknown	
	C	Cae Mawr Industrial Estate, Treorchy	Employment (B1, B2)		<p>1. Majority of site shown to be within zone C2 and zone B of WAG's Development Advice Maps</p> <p>2. Site shown to have been previously used as a licensed waste disposal site</p>	Re: flood risk - this site <u>has not</u> been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	D	Highfield Industrial Estate, Maerdy	Employment (B1, B2, B8)		1. Small section of ordinary watercourse on site 2. Potential for contamination due to previous use of site	
	E	Land rear of Gwerllwyn Terrace, Tylorstown	Housing	30	None that we are aware of	
	F	Hospital Site, Llwynypia	Housing	190	Potential for contamination due to previous use of the site	
	A	Site off Fenwick Street, Pontygwaith	Housing	40	None that we are aware of	
6	B	Land at Park Street, Clydach Vale	Housing	30	Ordinary watercourse of western boundary of site	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	C	Land at Dinas Road/Graig Ddu Road, Porth	Housing	25	None that we are aware of	
	D	Land at Catherine Terrace, Cymmer	Housing	15	None that we are aware of	
7	A	Cefn Lane, Glyncoch	Housing	30	Presence of sewerage infrastructure unknown	
	B	Pontypridd: Brown Lennox	Retail		1. Part of site shown to be within zone C2 of WAG's Development Advice Maps. 2. Ordinary watercourse on eastern boundary of site	Re: flood risk - this site <u>has not</u> been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
<b>8</b>	A	Trane Farm, Tonyrefail	Housing	700	1. Ordinary watercourses on site 2. Presence of sewerage infrastructure unknown	Note – boundary between this site and 8 (C) is unclear
	B	Collenna Farm, Tonyrefail	Housing	25	None that we are aware of	
	C	Land off Bryngolau, Tonyrefail	Housing	50	1. Ordinary watercourses on site 2. Presence of sewerage infrastructure unknown	Note – boundary between this site and 8 (A) is unclear
	D	Site of the former Hillside Club, Tonyrefail	Housing	40	None that we are aware of	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	E	Coed Ely	Employment (B1, B2)		1. Site on boundary of zones C2 and B of WAG's Development Advice Maps 2. Ordinary watercourses on site 3. Presence of sewerage infrastructure unknown	Re: flood risk - as the site is on boundary of zones C2 and B, flood risk should be further considered as part of any future development proposals on this site
	F	Land to the East of Mill Street / Land East of Mill Street, Tonyrefail	Retail / Housing		Ordinary watercourses on site	
<b>9</b>	A	Gelliwion Reclamation, Pontypridd	Housing	40	Ordinary watercourses on site boundary	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	B	Glyntaff Farm, Rhydyfelin	Housing	80	1. Ordinary watercourses on site 2. Presence of sewerage infrastructure unknown	
	C	Gellihirion South, Rhydyfelin	Employment (B2, B8)		Ordinary watercourses on site	
	D	Land South of The Ridings	Housing	500	1. Part of site within zones C2 and B of WAG's Development Advice Maps. Part of site also shown to be within our own 0.1% flood outline. 2. Ordinary watercourse on site	Re: flood risk - this site <u>has not</u> been considered as part of the SFCA – therefore should you wish to allocate this site, your Authority should first ensure that the consequences of flooding can be managed - advice in Section 10 of TAN15 applies.

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	E	Strategic Site: Former Cwm Colliery Site, Beddau	Informal Open space / Housing / Employment (B1, B2)	800	1. Part of site within zone C2 of WAG's Development Advice Maps. Larger part of site also shown to be within our own 0.1% flood outline 2. Presence of sewerage infrastructure unknown 3. Ordinary watercourses on site	Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies.
	F	The Link Site (Meadow Farm), Church Village	Housing	160	Presence of sewerage infrastructure unknown	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	G	WPD Depot, Station Road, Church Village	Housing	100	Although part of site shown to be within zone C2 of WAG's Development Advice Maps, site is outside our own 0.1% flood outline.	
<b>10</b>	A	Land at Dolau East of primary school, Llanharan	Housing	125	None that we are aware of	
	B	Land South of Brynna Road, Brynna	Housing	200	None that we are aware of	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	C	Strategic Site: Llanilid	Informal Open space / Housing / Employment / Leisure	1700	1. Ordinary watercourses on site 2. Formerly a licensed waste site 3. Presence of sewerage infrastructure unknown	Re: flood risk - this site is being considered as part of RCT's SFCA .
	D	West of Llechau, Llanharry	Housing	150	None that we are aware of	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
<b>11</b>	A	Land South of Llantrisant Business Park, Llantrisant	Employment (B1, B2, B8)		1. Although part of site shown to be within zone C2 of WAG's Development Advice Maps, site is outside our own 0.1% flood outline. 2. Ordinary watercourse on eastern boundary	
	B	Land South of Brynteg Court, Beddau	Housing	150	Presence of sewerage infrastructure unknown	
	C	Penygawsi, Llantrisant	Housing	40	Majority of site within zone B of WAG's Development Advice Maps	

<b>Map</b>	<b>Reference</b>	<b>Site Name</b>	<b>Allocation(s)</b>	<b>No. of New Dwellings</b>	<b>Environmental Constraints</b>	<b>Notes</b>
	D	Strategic Site: Mwyndy	Retail / Housing / Employment	500	1. Part of site in zones C2 and B of WAG's Development Advice Maps. 2. Presence of sewerage infrastructure unknown, 3. Part of site previously licensed for waste disposal	Re: flood risk - this site is being considered as part of RCT's SFCA. Advice in Section 10 of TAN15 applies. We note there is a difference in the site boundary you have provided and the one given in the SFCA Report – please could this be clarified.

## 7.0 RESULTS OF THE ADDITIONAL SITES

### DRAFT DEPOSIT DRAFT LDP CONSULTATION

Of the 13 bodies that were consulted 5 responses were received. Below is a summary of their observations on newly proposed allocations in Tonyrefail.

#### 1. Archaeology

Ref	Site Name	Allocation(s)	Grid Ref	No. of New Dwellings	Archaeological Restraint	Archaeological Recommendation
E	Trane Farm (extension)	Housing		700	Field barn located in SW corner – shown on 1881 map.	May require archaeological work before planning application.
F	Land East of Hafod Wen and North of Concorde Drive	Housing		100	None	OK
G	Land Part of Tylcha Ganol Farm, South of Mill Street	Housing		85	Northern area has been quarried.	No reason for not allocating site.
H	Land rear of Tylcha Wen Terrace	Housing		165	None	Ok
I	Land at Gwern Heulog, Coedely	Housing		150	'Tylcha fach level' located close to the entrance of the site.	Will require archaeological work prior to determination of planning application

## 2. Countryside Council for Wales (CCW)

Trane Farm (extension)	The site is situated on land notified as part of the Rhos Tonyrefail Site of Special Scientific Interest. The allocation of these sites for residential development is not compatible with their natural heritage interests and their status as SSSI and consider that should the sites be developed it would result in considerable damage to the features for which the SSSI is of special interest. There is a question on the rationale and justification to promote them as allocations within the emerging LDP given their nationally important status as an SSSI.
Land East of Hafod Wen and North of Concorde Drive	The site is situated on land notified as part of the Rhos Tonyrefail Site of Special Scientific Interest. The allocation of these sites for residential development is not compatible with their natural heritage interests and their status as SSSI and consider that should the sites be developed it would result in considerable damage to the features for which the SSSI is of special interest. There is a question on the rationale and justification to promote them as allocations within the emerging LDP given their nationally important status as an SSSI.
Land Part of Tylcha Ganol Farm, South of Mill Street	No Comments
Land rear of Tylcha Wen Terrace	No Comments
Land at Gwern Heulog, Coedely	No Comments

### 3. Coal Authority

	<u>Possible/known shallow mine workings</u>	<u>Other underground workings</u>	<u>Recorded mine entries</u>	<u>Coal mining geology issues</u>	<u>Past surface mining</u>	<u>Known mine gas issues</u>	<u>Previous coal mining related hazards</u>
Trane Farm (extension)	Yes	No	No	No	No	No	No
Land East of Hafod Wen and North of Concorde Drive	Yes	Yes	Yes	No	No	No	No
Land Part of Tylcha Ganol Farm, South of Mill Street	Yes	Yes	No	No	No	No	No
Land rear of Tylcha Wen Terrace	Yes	Yes	Yes	No	No	No	No
Land at Gwern Heulog, Coedely	Yes	Yes	Yes	No	No	No	No

#### 4. Welsh Water

The Council acknowledges that the majority of proposed allocations are subject to development constraints from the sewerage and water network. However, it is considered that such constraints would apply equally to all other potential allocations, as the constraints are specific to broad areas rather than individual sites. These issues will therefore need to be resolved through the detailed Development Control process.

##### N.B. Sewage Treatment:

If all sites coming forward, or clusters in particular areas – then this would exceed the theoretical design capacity of the Waste Water Treatment Works. Approval for capital investment for the next 5 years to improve these sites would not be known until December 2009. Should developers wish to proceed in advance of DCWW improvements, then this may result in an objection to the proposal or it may be possible for developers themselves to fund the necessary upgrades.

Trane Farm (extension)	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> </ul>
Land East of Hafod Wen and North of Concorde Drive	<ul style="list-style-type: none"> <li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> <li>• No sewage treatment problem</li> </ul>
Land Part of Tylcha Ganol Farm, South of Mill Street	<ul style="list-style-type: none"> <li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li> <li>• No sewerage system or sewerage treatment problems.</li> </ul>

Land rear of Tylcha Wen Terrace	<ul style="list-style-type: none"><li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li><li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li></ul>
Land at Gwern Heulog, Coedely	<ul style="list-style-type: none"><li>• Parts of the sewerage network suffer from hydraulic overloading so developers may be required to fund essential improvements ahead of regulatory improvements.</li><li>• The area suffers from low water pressure with new development exacerbating service levels so development of this site would require off-site main laying which could be quite substantial and expensive.</li></ul>

## 5. Environment Agency

Trane Farm (extension)	Housing		<ul style="list-style-type: none"> <li>• Minor aquifer</li> <li>• Low Groundwater vulnerability to sources of diffuse pollution.</li> <li>• No records of pollution incidents.</li> <li>• Not within fluvial floodplain</li> <li>• No development should generate flows greater than 25ltrs/sec/hectare being discharged to any watercourse in the vicinity of the site.</li> </ul>
Land East of Hafod Wen and North of Concorde Drive	Housing	100	<ul style="list-style-type: none"> <li>• Minor aquifer</li> <li>• High Groundwater vulnerability to sources of diffuse pollution</li> <li>• No records of pollution incidents.</li> <li>• Not within fluvial floodplain</li> <li>• The need for the attenuation of surface water on site is envisaged.</li> </ul>
Land Part of Tylcha Ganol Farm, South of Mill Street	Housing	85	<ul style="list-style-type: none"> <li>• Minor aquifer</li> <li>• High Groundwater vulnerability to sources of diffuse pollution</li> <li>• Historic landfill site – (road and highway)</li> <li>• No records of pollution incidents.</li> <li>• Not within fluvial floodplain</li> <li>• The need for the attenuation of surface water on site is envisaged.</li> </ul>
Land rear of Tylcha Wen Terrace	Housing	165	<ul style="list-style-type: none"> <li>• Minor aquifer</li> <li>• High Groundwater vulnerability to sources of diffuse pollution</li> <li>• No records of pollution incidents.</li> <li>• Not within fluvial floodplain</li> <li>• The need for the attenuation of surface water on site is envisaged.</li> </ul>
Land at Gwern Heulog, Coedely	Housing	150	<ul style="list-style-type: none"> <li>• Minor aquifer</li> <li>• High Groundwater vulnerability to sources of diffuse pollution</li> <li>• No records of pollution incidents.</li> <li>• Not within fluvial floodplain</li> </ul>

			• The need for the attenuation of surface water on site is envisaged.
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## **APPENDIX 1- LIST OF CONSULTED INFRASTRUCTURE PROVIDERS**

**Welsh Assembly Government**

**Countryside Council for Wales**

**Environment Agency Wales**

**Welsh Water/Dwr Cymru**

**Glamorgan-Gwent Archaeological Trust Ltd**

**The Coal Authority**

**Health & Safety Executive**

**South Wales Fire Service**

**Wales and West Utilities**

**Western Power Distribution**

**Cadw**

**South Wales Police Head Quarters**

**Wales and West Utilities**