

**Rhondda Cynon Taf Revised
Local Development Plan
2022 – 2037**

**The Settlement
Assessment and
Settlement Hierarchy
Paper
2022**



The Settlement Assessment and Settlement Hierarchy

1.0 Introduction

The undertaking of a Settlement Assessment and the associated identification of a Settlement Hierarchy are formal requirements in the preparation of the Revised Local Development Plan (RLDP). They play a key role in ensuring that future development is located in the most sustainable locations.

The Assessment identifies the scale, role and function of all the settlements and the breadth of services and facilities within them. A Settlement Hierarchy is determined in accordance with this.

The Welsh Government Development Plans Manual (Ed. 3, 2020), sets out a need for compliance with the 'gateway' test which is further set out in Planning Policy Wales (Ed. 11, 2021), as part of the requirements of LDP Regulation 15. The Manual states:

“The Preferred Strategy must pass the gateway test set out in PPW incorporating the Placemaking approach..., a clearly expressed spatial strategy and settlement hierarchy, based on the role and function of places” (Welsh Government, 2020, p53).

2.0 National Planning Policy Context

Future Wales (2020-2040) (February 2021) – The National Development Framework

Future Wales acknowledges that the Spatial Strategy and Settlement Hierarchy of a development plan is a very *“powerful tool in influencing where growth is located and how much land is developed”*. Such tools define whether development is concentrated predominantly in one location or indeed, whether it is dispersed across the wider area. Future Wales continues: *“these aspects of a plan determine whether the size and character of a place remain constant or are gradually changed, whether people live in places near or far away from places of work, and whether they need a car to access day-to-day services and community facilities”*. These are significant decisions that influence people’s quality of life and how resilient places are (Welsh Government, 2021b, p103).

Future Wales goes on to state that *“it is crucial that Strategic and Local Development Plans develop spatial strategies and settlement hierarchies that help meet the Future Wales Outcomes. Our national ambition to decarbonise society, to be more prosperous, to grow the Welsh language and to improve health must be key considerations when developing spatial strategies and settlement hierarchies”*. The narrative continues: *“in sustainably managing natural resources, Strategic and Local Development Plans must ensure that environmental capacity issues have been fully assessed and addressed, for example, not exceeding environmental capacity for nutrients and other water quality issues”*.

In order to achieve the objectives set out above, the Welsh Government have a number of policies that aim to co-locate housing, employment opportunities, and services/facilities in sustainable areas, which are well-served by public transport. There is also a focus on increasing green and blue infrastructure to allow biodiversity to thrive. The principal policies of Future Wales, which reinforce this position within national policy include:

Policy 1: Where Wales Will Grow. The policy sets out those sustainable growth areas for housing, employment and infrastructure development opportunities. This includes Cardiff, Newport and the Valleys.

Policy 6: Town Centre First. The policy states that significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres, where they should have good access to public transport. A sequential approach must be used to inform the identification of the best locations for such developments within the LDP.

Policy 33: National Growth Area – Cardiff, Newport and the Valleys. The policy stipulates that Cardiff, Newport and the Valleys will be the principal focus for growth and investment in the South East region. The policy recognises the interdependent relationship that Cardiff has with the wider region.

Policy 36: South East Metro. The policy states that growth and regeneration should be planned to maximise the benefits of improved regional connectivity. This will include identifying opportunities for higher density, mixed-use, car-free developments around new and improved stations.

Planning Policy Wales (Edition 11) (February 2021)

The Settlement Hierarchy, alongside the spatial strategy will ensure that development is located sustainably, in an area that is well-served by services and facilities. *“Development plans will provide the basis for this by identifying areas and sites for new development. This will be based not only on the consideration of the needs of existing urban... areas but also future relationships between urban settlements...”*. This will help to build strong communities, ensuring that they are *“resilient to the effects of social and economic change and resilient in the light of the impact of climate change”* (Welsh Government, 2021a, p33).

3.0 The Settlement Assessment

RCT “must formulate a methodology for assessing the role and function of settlements which is clearly set out in the evidence base” (Welsh Government, 2020, p98). This Settlement Assessment reviews all existing settlements within RCT, although for consistency using the settlements identified in the current LDP (2006 – 2021) as the baseline. It seeks to identify all relevant matters associated with the settlements and then establish whether any significant changes have occurred, which may necessitate a revision to the hierarchy. It brings together the full picture of each place, identifying what levels and details of employment, housing, leisure, tourism, retail centres, green/blue infrastructure, transport and renewable energy exist in these settlements. The RLDP will then consider the need and opportunities for future development, particularly inclusive of housing and employment provision. All of these factors will be weighed and evaluated against the social capacity, environmental and infrastructure constraints within each settlement.

The diagram below sets out the breadth of considerations that the Settlement Assessment/Settlement Hierarchy takes account of. This is Diagram 14 of the Development Plans Manual (Ed. 3, 2020, p98).



4.0 Assessment Methodology

The methodology for the Settlement Assessment is predominantly based upon the proposed approach contained within the South East Wales Strategic Planning Group's (SEWSPG) *Draft Sustainable Settlement Appraisal Paper*. The paper, compiled in mid-2018, sought a common methodology for undertaking Settlement Assessments for the entire South East Wales region. The approach also expands upon the methodology utilised by RCTCBC when compiling the Settlement Strategy for the current Local Development Plan (2006-2021).

This previous RCT methodology considered higher-level function categories concerning transport connections, housing completions and employment land take-up, which provided an insight into those settlements that were likely to attract investment and accommodate sustainable development. Lower-level functions consisting of services, facilities and opportunities for sustainable growth were integral in making the differentiations between settlement orders. In a similar vein, the regional methodology is founded around a number of principles, referenced below.

NB - It should however be noted that RCT has amended certain parameters within the draft regional methodology, in order to better reflect the circumstances within the County Borough. This has included removing the scoring criteria in favour of a qualitative, place and facilities-based focus, with the results recorded in a separate table, available to view at Appendix 2 of this paper, below.

The principles of the methodology:

Principle 1 – focuses on sustainable transport and accessibility on the basis that its provision reduces the need to travel by car and enables access to a wider range of amenities by sustainable transport modes. Settlements that are well-connected via multi-modal forms of transport help increase the propensity for use of sustainable transport options for local residents to access a range of facilities including employment, health care, education and retail.

Table 1 sets this out and considers a number of categories within Diagram 14 of the LDP Manual, as illustrated above. The assessment as shown in this table seeks to explore those transport opportunities and services & facilities available within and between settlements. This principle also considers infrastructure capacity, ensuring that existing services can accommodate the additional demand that growth will place upon them. Additionally, it considers whether such services can grow within the areas environmental capacity, without having a detrimental impact. It also sets a range of assessment results.

| |
|---|
| <i>Table 1: Sustainable Transport and Accessibility Active Travel</i> |
| <i>Presence of Active Travel Routes within the Settlement</i> |
| <i>Several Routes</i> |
| <i>One Route</i> |
| <i>Walking distance to a higher order settlement via active travel route</i> |
| <i>1.5 miles</i> |
| <i>Cycling distance to a higher order settlement via active travel route</i> |

| |
|--|
| 3.0 miles |
| Bus Services |
| High frequency |
| Medium frequency |
| Low frequency |
| Rail Services |
| In Settlement |
| Less than 1 miles |
| Between 1 and 3 miles |
| Greater than 3 miles |
| Road Services |
| Proximity to a strategic highway network: |
| Less than 1 mile |
| Between 1 and 3 miles |
| Greater than 3 miles |

Principle 2 – considers the ability of a settlement to provide for the daily needs of residents by assessing the availability of services and facilities by quantity and variety, including digital connectivity.

Table 2 shows this principle in the next sequence of assessment criteria and is concerned with a variety of categories from Diagram 14 of the Manual. These criteria will be used to establish: what services and facilities are present within the settlement; and the retail catchment within an area, i.e. how close it is to an existing, designated retail centre. It also sets a range of assessment results. It will also explore:

- The area’s social capacity and community aspirations, to ensure that there are sufficient community facilities to allow existing groups to continue their activities, whilst also providing for new community/sports groups;
- The area’s role and function, as established by the existing retail hierarchy of the Local Development Plan;
- The area’s overall character;
- Employment provision, in relation to the employment opportunities provided by the presence of retail facilities; and
- Infrastructure capacity.

| |
|--|
| Table 2: Availability of Facilities and Services Service/Facility |
| Retail Centre within Settlement |
| Principal Town |
| Key Settlement |
| Local and Neighbourhood Centre |
| No Centre |
| Convenience Needs |
| Supermarket |
| Local Shop |
| Other non-food shop |
| Post Office |
| Estate Agent |
| Bank/Building Society |

| |
|--|
| Pharmacy |
| Petrol Filling Station |
| Public House/Wine Bar/Social Club |
| Coffee Shop/Café |
| Restaurant |
| Takeaway |
| Community Facilities |
| Public Hall (including village hall, church hall, hub or centre) |
| Public/Community Library |
| Place of Worship |
| Publicly Open Space |
| Sports Ground/Playing Fields |
| Children's Play Area |
| Community Groups/Clubs |
| Leisure Centre/Swimming Pool |
| Medical Facilities |
| Hospital |
| GP Surgery |
| Dentist |
| Education Facilities |
| Nursery School/Playgroup/Toddler Group |
| English Medium Primary School |
| Welsh Medium Primary School |
| English Medium Secondary School/College |
| Welsh Medium Secondary School/College |
| Internet Connection |
| High median download speed of >30 Mb/s |
| Moderate median download speed of between 24-30 Mb/s |
| Low median download speed of <24 Mb/s |
| No Broadband Connectivity |

Principle 3 – relates to the location of employment opportunities in or around a settlement. This gives an indication of the economic sustainability of an area, including the ability/potential to reduce the need to travel to work.

The principle as shown in Table 3 is concerned with those traditional employment opportunities, under the 'employment provision' category of Diagram 14 of the Manual. It is however also related to services and facilities and community aspirations and opportunities to grow existing or establish new businesses.

| |
|---|
| Table 3: Employment Opportunities |
| Protected or Allocated Site within the Settlement |
| Protected Employment Site within settlement, i.e. in Employment Land Bank |

Planning Policy Wales, edition 11, (PPW 11) at paragraph 4.1.9, confirms the Welsh Government's commitment to reducing reliance on the private car and supports a modal shift to walking, cycling and the utilisation of public transport. To reflect this commitment to sustainable transport and accessibility, the criteria for Principles 1, 2 and 3 closely align with the Development Plans Manual (Ed. 3).

It is noted however that the Manual also stipulates that LPAs must consider other factors including settlement size (population) and the Welsh language. As such, the final elements of the assessment consider the settlements against these criteria to establish the population size (Table 4) and percentage of Welsh speakers per settlement (Table 5).

| Table 4: Population Size |
|--|
| Population of Settlement |
| >20,000 |
| 15,000 – 19,999 |
| 10,000 – 14,999 |
| 7,500 – 9,999 |
| 5,000 – 7,499 |
| 2,500 – 4,999 |
| <2499 |
| Table 5: Percentage of Welsh Speakers |
| Percentage of Welsh Speakers per Settlement |
| >18% |
| 16-17.9% |
| 14-15.9% |
| 12-13.9% |
| 10-11.9% |
| 8-9.9% |

(ONS: Census, 2011. 12.3% average (all ages)).

As with RCTCBC’s previous methodology, settlements have been predominantly assessed on a ward-basis, given that the settlements of the Northern Strategy Area are of a high density and are geographically linear in progression, with resulting coalescence between settlements. To ensure consistency and allow a direct comparison with the existing plan, these typically follow the previous (pre-May 2022) ward boundaries. Settlements within the Southern Strategy Area have evolved in a more sporadic manner, with less coalescence between settlements. In some instances, assessments have also considered settlement boundaries alongside ward boundaries - where this has occurred, details are provided.

5.0 Findings of the Settlement Assessment and the Settlement Hierarchy for the Revised LDP

A detailed overview of each settlement was researched and compiled. This brought together comprehensive information and understanding of each settlement, which then allowed for the formal assessment to be undertaken consistently and in full.

The Detailed Overview of Settlements are set out below in Appendix 1. The results of the assessment, which was undertaken following the methodology, as set out above, is shown in a matrix table as Appendix 2 of this paper.

The findings of this overall Settlement Assessment have concluded that the most appropriate Settlement Hierarchy for the Revised LDP remains very similar to that within the current LDP.

Following this analysis, there have however been a few appropriate changes proposed. Firstly, it has been determined that Pontyclun, which was previously classed as a Smaller Settlement (inclusive of Brynsadler and Miskin), is more appropriately considered to now form part of what is the Principal Town of Llantrisant/Talbot Green in the current LDP. It has become more apparent that there is a clear and strong interdependent and geographical relationship between the social, residential, economic, public transport, education, healthcare and environmental aspects of this wider urban area. This highest-level settlement is now referenced as Talbot Green, Pontyclun and Llantrisant.

Another amendment on a lower level of the hierarchy is that Llwydcoed is now considered to be a smaller settlement, rather than the Principal Town of Aberdare. The settlement of Llwydcoed is more akin to the Cwmbach and Abercwmboi/Cwmaman settlements, whereby the places retain an inter-dependent relationship with Aberdare however they are further removed than the areas that comprise the greater Aberdare settlement (these being Aberdare, Aberaman, Abernant, Trecynon and Cwmdare). This detachment warrants Llwydcoed being considered as a smaller settlement within the Settlement Hierarchy.

Other evidence base that informs the Preferred Strategy is also linked to the consideration of the Settlement Hierarchy. Although not significantly set out in the assessment, the Settlement Hierarchy identification needs to align with the capacity for the settlement to grow to meet our substantial housing and employment etc needs in sustainable ways, as set out in national requirements for LDP preparation. Accordingly, the evidence base documents of the *Urban Capacity Study* and *Candidate Sites Register* set out detail within them that have helped determine our understanding of settlements and their capacity for growth.

The higher order settlements in the hierarchy should facilitate a significant amount of the growth required in the County Borough over the plan period. The Principal level more so than the Key level. The Smaller Settlements can also facilitate growth where they have the requisite capacity and linkages to other settlements, alongside services/facilities and sustainable public transport options, although this is expected to be of a smaller scale.

Amended Titles

Another small change to the Settlement Hierarchy that was determined through the preparation of the Preferred Strategy, (and subsequent to the initial preparation of this paper), is the change to how Principal Towns are now referred to. **Within the Preferred Strategy and through further stages of the Revised LDP, Principal Towns will now be referred to as Principal Settlements.** This is for the primary reason of making things as clear and as consistent as possible. Associated with this is the further changes have been made to what were known as **Retail Centres and Town Centres in the current LDP. These are to be referred to as Settlement Centres** in the Preferred Strategy and the Revised LDP going forward. This is further set out in the Retail and Commercial Centres background paper and Policy SP 8 in the Preferred Strategy.

However, as the majority of this paper was prepared in advance of the preparation of the Preferred Strategy Document itself, for the purposes of this paper, most references revert to existing LDP Principal Towns rather than Principal Settlements and Retail Centres – particularly in the Appendix 1 - Detailed Overview of Settlements.

The proposed final Settlement Hierarchy for the Revised LDP is as follows.

| Principal Settlements | |
|---|--|
| Aberdare | |
| Talbot Green, Pontyclun and Llantrisant | |
| Pontypridd | |

| Key Settlements | |
|------------------------|------------|
| Ferndale | Porth |
| Hirwaun | Tonypandy |
| Llanharan | Tonyrefail |
| Mountain Ash | Treorchy |

| Smaller Settlements | |
|----------------------------|---------------|
| Aberaman South | Maerdy |
| Abercynon | Penrhiwceiber |
| Beddau | Pentre |
| Church Village | Penywaun |
| Cilfynydd | Rhigos |
| Cwmbach | Rhydyfelin |
| Cymmer | Taffs Well |
| Efail Isaf | Tonteg |
| Gilfach Goch | Treherbert |
| Glyncoch | Tylorstown |
| Hawthorn | Ynyshir |
| Llanharry | Ynysybwl |
| Llanilltud Faerdref | Ystrad |

| | |
|-----------|--|
| Llwydcoed | |
|-----------|--|

| Settlements Outside Settlement Boundaries | |
|--|-----------------|
| Name | Location |
| North View Terrace | Aberaman |
| Goitre Coed Isaf | Abercynon |
| Gelynog Court | Beddau |
| Blaencwm | Blaencwm |
| Coedely | Coedely |
| Bwllfadare Terrace | Cwmdare |
| Heol Creigiau | Efail Isaf |
| Groesfaen | Groesfaen |
| Halt Road | Hirwaun |
| Seymour Avenue | Llanharan |
| Meiros Valley | Llanharan |
| Trem-y-Fforest | Llanharry |
| Degar | Llanharry |
| Gwaun Llanhari | Llanharry |
| Castell-y-Mwnws | Llanharry |
| Mwyndy | Llantrisant |
| Greys Place | Llwydcoed |
| Pantaquesta | Miskin |
| Highlands | Penycoedcae |
| Penycoedcae | Penycoedcae |
| Cefn Rhigos | Rhigos |
| Rhiwsaeson | Rhiwsaeson |
| Talygarn | Talygarn |
| Talygarn House | Talygarn |
| Pantybrad | Tonyrefail |
| Tylacoch Place | Treorchy |
| Ynysmaerdy | Ynysmaerdy |
| Pleasant View | Ynysybwl |
| Daren Ddu | Ynysybwl |

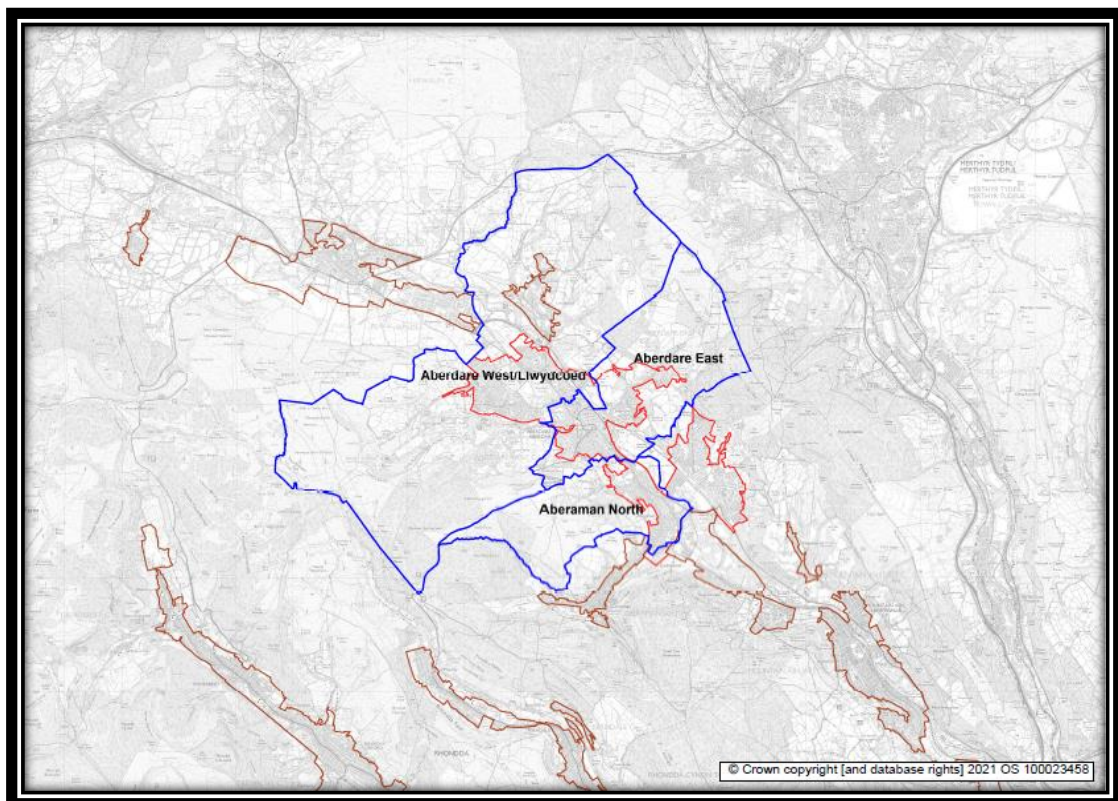
Appendix 1 - Detailed Overview of Settlements

This section provides a detailed overview of all settlements within the Settlement Hierarchy, inclusive of the most significant developments witnessed within the various settlements, since the adoption of the current Local Development Plan up to 2021. It further analysis the existing facilities within the settlements, which contribute to their status and place within the settlement hierarchy. A detailed appraisal of all settlements is presented below and will be utilised to inform much of the formal assessment process as set out in the methodology. The matrix table of results of this assessment are set out in Appendix 2.

As mentioned above, to ensure consistency between the current adopted LDP and the Revised LDP, the same identified settlements have been utilised to undertake the settlement analysis.

Principal Towns:

Aberdare:



The settlement of Aberdare comprises the following areas: Aberdare, Aberaman, Trecynon, Cwmdare and Abernant. Collectively, these areas have a total population of 20,249 individuals (ONS, 2019). There are a number of services and facilities within and surrounding the Aberdare settlement, which have a wider draw than the settlement's defined area. There are also a number of smaller settlements including

Cwmbach, Abercwmboi, Godreaman, Cwmaman, Llwydcoed and Penywaun, which also rely on and support the role and function of the Aberdare settlement.

The 2011 census (which is still presently the most up-to-date data set), indicates that 10.9% of the population of the Aberdare settlement speak Welsh. Naturally, it is acknowledged that this figure may have changed since the data was gathered, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts a Welsh Primary School, Ysgol Gynradd Gymraeg Aberdâr, which is located within the Landare area. English medium primary schools within the settlement include: Aberdare Town Church in Wales Primary; Blaengwawr Primary; Caradog Primary; St. Margaret's Roman Catholic Primary; Abernant Primary; Aberdare Park Primary; and Cwmdare Primary. The English medium secondary schools include St. John the Baptist (Church in Wales) High School and Aberdare Community High School. It is however noted that St. John the Baptist High School has a significantly wider catchment area than Aberdare, also facilitating pupils from the Rhondda and wider Cynon Valley. This is due to the fact that it is the only Church in Wales high school for some distance. There is no Welsh secondary school within the Aberdare settlement, although Ysgol Gyfun Gymraeg Rhydywaun is in the nearby smaller settlement of Pen-y-waun. Penywaun, as mentioned, has an interdependent relationship with the Aberdare settlement.

Since c. 2005-2006 (to 2021), the Aberdare settlement has seen the development of c. 665 dwellings. This is approximately 9.13% of all dwellings built within the County Borough over the same period. A significant number of these dwellings were delivered on large windfall sites, as a result of the closure of a number of comprehensive schools within the northern Cynon Valley. The new Aberdare Community High School has been erected at the Michael Sobell site, replacing the majority of other English medium secondary schools within the area. The school, which adjoins the Sobell Sports Centre and Swimming Pool, includes a new all-weather athletics track and a designated skate park, which opened in April 2015.

Furthermore, the new Coleg y Cymoedd campus at the Robertstown Strategic Site is complete and operational (since 2017), offering various vocational courses, GCSEs/A-levels and a small number of higher education options, predominantly in the creative arts. A substantial amount of European investment has also allowed for the implementation of the Aberdare Town Centre Strategy, including a significant amount of public realm improvements within the retail centre. All of these facilities are supported by a train and bus station, with regular services running to locations including Pontypridd, Cardiff, Merthyr Tydfil, Bridgend and Brynmawr.

The settlement of Aberdare has a total of four retail centres within its boundary, which contain a significant number and broad range of facilities within the retail offer. These retail centres within the settlement include the Principal Town of Aberdare, containing 220 units, alongside the Local and Neighbourhood Centres of Aberaman, Gadlys and Trecynon, which have 24, 10 and 17 units respectively. The breakdown of use classes within these retail centres are as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Aberdare | 2022 (Jun) | A1 | 89 | 40.45% |
| | | A2 | 23 | 10.45% |
| | | A3 | 37 | 16.82% |
| | | B1 | 5 | 2.27% |
| | | B8 | 1 | 0.45% |
| | | D1 | 17 | 7.73% |
| | | D2 | 3 | 1.36% |
| | | Sui Generis | 10 | 4.55% |
| | | Vacant | 35 | 15.91% |

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Aberaman | 2022 (Jun) | A1 | 11 | 45.83% |
| | | A2 | 1 | 4.16% |
| | | A3 | 7 | 29.17% |
| | | B1 | 1 | 4.17% |
| | | D1 | 1 | 4.17% |
| | | D2 | 1 | 4.17% |
| | | Sui Generis | 1 | 4.17% |
| | | Vacant | 1 | 4.16% |

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Gadlys | 2022 (Jun) | A1 | 5 | 50.00% |
| | | A3 | 2 | 20.00% |
| | | B1 | 1 | 10.00% |
| | | Sui Generis | 1 | 10.00% |
| | | Vacant | 1 | 10.00% |

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Trecynon | 2022 (Jun) | A1 | 6 | 35.29% |
| | | A2 | 1 | 5.88% |
| | | A3 | 2 | 11.77% |
| | | B1 | 1 | 5.88% |
| | | D2 | 2 | 11.77% |
| | | Sui Generis | 1 | 5.88% |
| | | Vacant | 4 | 23.53% |

The retail offer within Aberdare is relatively diverse with a number of national and regional retailers present throughout the area, particularly within the town centre of Aberdare itself. The area has a substantial number of retail premises, alongside other out-of-centre supermarkets and facilities, the scale and location of which secured its status at the top of the settlement and retail hierarchies. Aberdare retail centre also hosts a number of medical facilities inclusive of GP surgeries and dentists however these are not present within the smaller supporting retail centres within the settlement. The smaller retail centres have sufficient facilities to support their surrounding communities, with each centre hosting a convenience store, takeaways and other local services however they are reliant on Aberdare Town Centre to fulfil all retail needs.

The out of centre supermarkets within Aberdare include a large Tesco store with an associated petrol station and McDonald's restaurant, all located at Depot Road on the fringes of the town centre. Moreover, two smaller supermarkets are present within the Aberdare settlement: Iceland lies inside the retail centre of Aberdare, whilst Lidl is immediately adjacent to the Gadlys retail centre. The Aberdare settlement is also supported by another two large out of centre supermarkets at Tirfounder Fields, within the smaller settlement of Cwmbach. These being Asda and Lidl; both are located on the same site, alongside a number of other out of centre facilities, including: Farmfoods, the Asda Petrol Station, Costa Coffee, Greggs, Halfords, Dominos, Bernardo's Donation Centre, Premier Inn, Brewer's Fayre and a KFC restaurant. All of these facilities combine to ensure Aberdare's place at the top of the hierarchy, recognising its wide catchment area, with many of the smaller settlements heavily reliant on the services and facilities available within the settlement.

Additionally, the settlement of Aberdare hosts six employment sites within the Council's Employment Land Bank. There are also a number of other sites within the surrounding smaller settlements, which also provide employment opportunities for the wider Aberdare area, due to the interdependent relationship between settlements. The six employment sites within the Aberdare settlement include the undeveloped allocation at the former Mayhew Chicken Factory site, alongside the existing sites of Aberdare Business Park, Robertstown Industrial Estate, the Prysmian Cable Factory, Aberdare Town Centre Office Area and Gasworks Road Industrial Estate. Since the LDPs adoption, these sites have not witnessed new development however the existing sites have consistently low vacancy rates and help to provide employment opportunities in sustainable locations. The Aberaman Industrial Estate, which lies in the Abercwmboi/Cwmaman settlement, is situated between Aberaman and Abercwmboi. This estate is more closely related to the Aberaman providing significant employment opportunities to residents within the wider Aberdare settlement. This site has also recently seen the developed of two new large employment units for the sale and storage of panels (Class B8). These supporting smaller settlements, which combine to support the greater Aberdare settlement, are fundamental in providing growth and opportunities for the local population.

Furthermore, the Aberdare settlement has a significant amount of open space, inclusive of the c. 50 acre Aberdare Park, which dates from the Victorian era. As well as Dare Valley County Park, which hosts a campsite, trails and over 500 acres of open space, alongside 'the Ynys' at the Sobell Site, which has a number of grassed areas for sport, an all-weather 3G pitch, a skate park and other leisure facilities, as referenced above. The Trecynon Cemetery is also within the settlement of Aberdare.

Moreover, there are many informal areas of open space throughout the settlement, from significant recreation areas down to useable grass verges at street level. Although the Council are always seeking opportunities to increase the amount of green infrastructure within the County Borough, the Aberdare area certainly has ample formal and informal green and open space to support development within the Aberdare settlement.

Aberdare also has a significant number of community groups within the settlement, which are integral to capacity building and community aspiration. Such groups include a number of local football and rugby groups that accommodate 'tots' all the way through to senior level, as well as a number of dance groups, pool and snooker clubs, netball and hockey teams, sub aqua teams, swimming and life-saving groups, in addition to the Aberdare Athletics Club. The vast majority of sport, dance and athletics groups utilise the new facilities at the Michael Sobell Sports Centre however such groups are also present throughout the settlement, inclusive of existing industrial estates. Aberdare also hosts a number of children's groups including Scout and Guide groups, youth clubs, children's disability groups, playgroups and reading and story time groups. There are also Ladies groups including the Mother's Union and the Women's Institute, as well as senior citizen groups, drama and theatre clubs, with ornithology, historical, computer, music, environmental, heritage, railway, allotment, fishing, camera, first aid, rambling, religious and reading and creative writing groups. The St John's Ambulance have a facility within the area, as well as facilities for the air and army cadets and the Royal British Legion. Aberdare does however have a far wider catchment area than simply the residents of the settlement, with many of the surrounding smaller settlements attending groups within the area and vice versa. All such activities help with social capacity building and help communities to realise their aspirations and potential.

Overall, Aberdare is a sustainably located settlement with excellent local transportation and active travel links, ensuring that it is not a car-dependent area. There are ample services and facilities within the settlement and surrounding smaller settlements that could support additional growth, which would allow the area to expand in a sustainable and controlled manner. The wider Aberdare area also has an excellent range of community facilities and green/open spaces, which will allow new residents to integrate positively into the existing community and enjoy the many outdoor spaces that Aberdare has to offer. The settlement has evolved significantly since the beginning of the current LDP (2006-2021) however it has done so whilst respecting the character of the settlement, particularly the architecture of listed buildings and the built form within the Aberdare Conservation Area, where applicable. The settlement would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles by 2030.

Talbot Green, Pontyclun and Llantrisant

In undertaking the review of the wider urban area that make up these defined settlements, it has been necessary to make a minor change to that in the Settlement Hierarchy for the adopted LDP (2006-2021). It has been determined Pontyclun now

Since c. 2005-2006 (to 2021), the settlement has seen the development of 455 dwellings. This is approximately 6.24% of all dwellings built within the County Borough over the same period. A significant number of these dwellings were delivered on windfall sites, including 87 dwellings at Talygarn Manor and Country Park and 87 dwellings at Lanelay Hall. The settlement has witnessed a significant amount of development in recent years, including 15,149m² of retail floorspace, permitted for a replacement Leekes store on the Mwyndy/Talbot Green Strategic Site, alongside the new access point for the Mwyndy/Talbot Green town centre, which has been implemented with infrastructure development continuing. The wider Town Centre was approved for approximately 34,000m² of retail and significant leisure, office and hotel floorspace. An outline application was also approved and a Reserved Matters approved for 460 dwellings on the Cefn yr Hendy site, Mwyndy in 2022 respectively. All of the settlement is supported by a train station (within Pontyclun) and bus station (within Talbot Green), with regular services running to locations including Pontypridd, Cardiff, Bridgend, Barry, Swansea and Merthyr Tydfil.

The settlement of Talbot Green, Pontyclun and Llantrisant has two retail centres within its boundary, which contain a significant number and broad range of facilities within the retail offer. These retail centres within the settlement include the Principal Town Centres of Llantrisant/Talbot Green, containing 115 units; alongside the Local and Neighbourhood Centre of Pontyclun, which has 56 units. The breakdown of use classes within these retail centres are as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Llantrisant/ | 2022 (Jun) | A1 | 47 | 40.87% |
| Talbot Green | | A2 | 14 | 12.17% |
| | | A3 | 23 | 20% |
| | | B1 | 6 | 5.22% |
| | | B2 | 1 | 0.87% |
| | | D1 | 7 | 6.08% |
| | | D2 | 1 | 0.87% |
| | | Sui Generis | 9 | 7.83% |
| | | Vacant | 7 | 6.08% |

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Pontyclun | 2022 (Jun) | A1 | 26 | 44.07% |
| | | A2 | 4 | 6.78% |
| | | A3 | 14 | 23.73% |
| | | B1 | 4 | 6.78% |
| | | D1 | 7 | 11.86% |
| | | Sui Generis | 1 | 1.69% |
| | | Vacant | 3 | 5.08% |

The retail offer within the Llantrisant/Talbot Green retail centre is relatively diverse with a significant number of national and regional retailers present throughout the area. The town has a good number of retail premises, the scale and location of which previously secured its status a Principal Town at the top of the retail hierarchy. The area also hosts a large in-centre supermarket (Tesco), with a petrol station located on the same site. The 'retail park' element of the town centre has a number of large stores including Argos, EE, Taco Bell, New Look, River Island, Marks & Spencer, Harvester, Costa, Boots, Next, Nandos, KFC, Sports Direct with Game and TK Maxx. This area has a far larger catchment area than merely the settlement.

Moreover, the settlement has a number of medical facilities included various doctors, dentists and the Royal Glamorgan Hospital. Whilst Pontyclun has a good number of facilities to support local residents, many are reliant on the larger centre of Talbot Green to fulfil all retail/convenience needs.

The settlement also includes Glamorgan Vale Retail Park, which lies only a few hundred meters from the designated town centre. Glamorgan Vale has an Aldi Supermarket and a McDonalds restaurant and take-away, in addition to large national retailers including: Asda Living, Poundland, Matalan, Halfords, DFS, Pets at Homes, Dreams, Peacocks and Poundstretcher.

Pontyclun's retail offer is a little more unique, with many independent retails present within the town centre. Pontyclun does however have a few national retailers in the form of Greggs, Tesco Express and the Co-op. It is also worth noting that Pontyclun has a local doctor and dental surgery.

The settlement of Talbot Green, Pontyclun and Llantrisant hosts nine Employment Land Bank sites, in the form of Mwyndy Cross Industries, Mwyndy/Talbot Green Strategic Site, Junction Industrial Estate – Ely Valley, Llantrisant Business Park – East of Royal Mint, Llantrisant Business Park – Royal Mint, Llantrisant Business Park – West of Royal Mint, Llantrisant Business Park – South East of Royal Mint and Llantrisant Business Park – South West of Royal Mint. All nine estates are situated in good strategic locations, just off or close to the A119/M4. The sites traditionally have low vacancy rates and reasonable quality buildings that host a number of local enterprises. It should however be noted that the Fill Care Factory (formerly L'oreal) estate in the Llanharan ward is more closely aligned (geographically) with the settlement of Talbot Green, Pontyclun and Llantrisant t. As such, for the purposes of the settlement assessment, these will be included as part of the Talbot Green, Pontyclun and Llantrisant settlement. Furthermore, the estates of Coedcae Lane Industrial Estate (including Green Park) (small part within the Llanharan ward), Hepworth Industrial Estate, West side of Coedcae Lane, East side of Coedcae Lane, Woodlands Workshop Centre and Ely Valley Industrial Estate are detached and not well-related to the existing development within the settlement of Llanharry, the ward where they are situated. Instead, they are geographically aligned with the ward of Pontyclun, acting as an extension to the settlement; this is borne out by the new ward boundaries for 2022. As such, these too will be considered as part of the Talbot Green, Pontyclun and Llantrisant settlement. These estates are all situated just off the A473 trunk road, boasting excellent strategic access, close to the M4. All have reasonably low vacancy rates, although the quality of the buildings differ significantly.

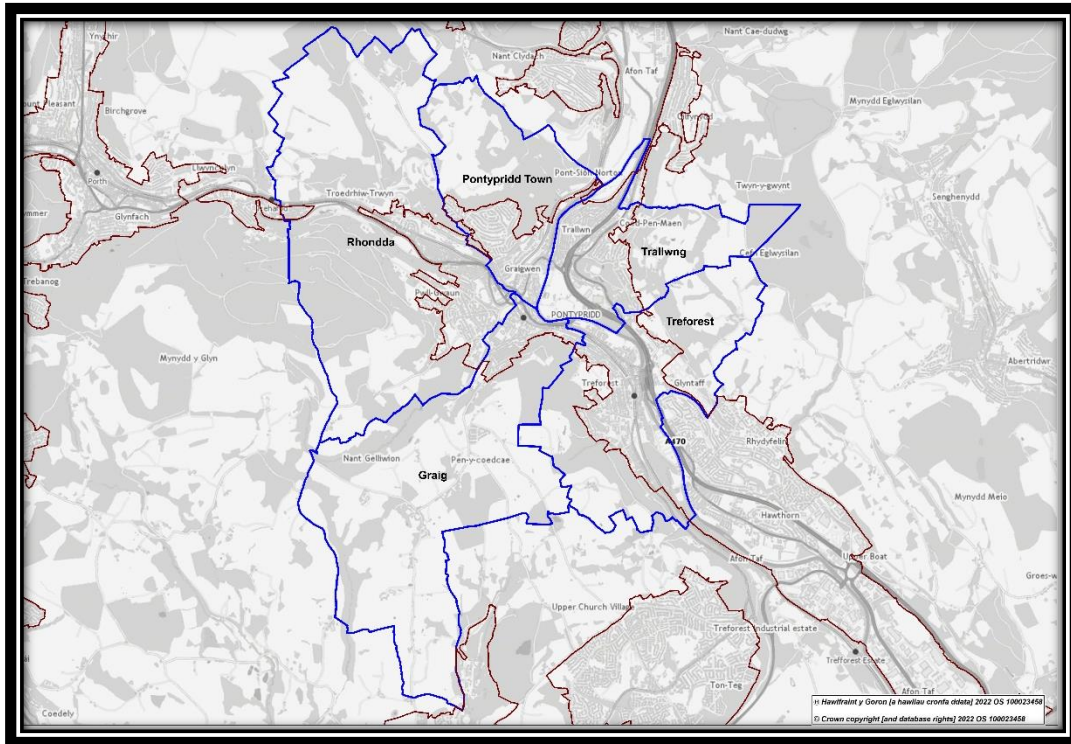
Talbot Green, Pontyclun and Llantrisant hosts many recreational and open spaces. Foremost amongst these are Llantrisant Common, the Talbot Green recreational area (comprised of a number of designated playing fields), the Cefn Mabley recreational area (inclusive of playing fields) and Southgate Park, which hosts a number of tennis courts and a bowls lawn. There are also two large areas of informal open space at Talbot Green and Graig Llantrisant. Furthermore, the settlement has the Cefn y Parc Cemetery, which has large areas of open space associated with the site. There are also many informal areas of open space throughout the settlement, from significant recreational areas down to useable grass verges at street level. Although the Council are always seeking opportunities to increase the amount of green infrastructure within the County Borough, the Talbot Green, Pontyclun and Llantrisant settlement has adequate formal and informal, green and open space to support development within the area.

Llantrisant also has a number of community groups within the settlement, inclusive of a number of local football and rugby groups that accommodate 'tots' all the way through to senior level. Furthermore, the area has a number groups associated with the arts, which includes dance, yoga and theatre groups that help to improve people's quality of life. Additionally, there are local adventure and toddler groups, based within the Ebenezer Church, as well as a grandparent support group and a speakers group, aimed at improving public speaking. Furthermore, the area hosts a number of other sports clubs inclusive of boxing, running, Cross Fit and gymnastics. All such activities contribute towards social capacity building and help to realise the aspirations of these communities.

Pontyclun is close to a number of the twenty-nine settlements identified as unsustainable locations, which should not be permitted to develop further, inclusive of Talygarn and Groesfaen. These settlements are somewhat detached from the main residential areas within Pontyclun and consequently do not have a designated settlement boundary. Given the location of these areas and the lack of facilities to support them, they should not facilitate any further development throughout the Revised LDP plan period.

Overall, Talbot Green, Pontyclun and Llantrisant is a sustainably located settlement with good local transportation and active travel links, ensuring that it is not car-dependent. It does however lack good east to west cross-Borough connections in terms of the existing public transport network. There are ample services and facilities within the settlement that could support additional growth. It also has a good range of community facilities and green/open spaces, which will allow new residents to integrate positively into the existing community and enjoy the many outdoor spaces that the settlement has to offer. The settlement has evolved since the beginning of the current LDP (2006-2021) and this looks set to continue with the introduction of the new town centre. Growth has however been achieved whilst respecting the character of the settlement, particularly the architecture of listed buildings and the built form within the Llantrisant, Talygarn and Miskin Conservation Areas. The settlement would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Pontypridd:



The settlement of Pontypridd, comprising the wards of Pontypridd Town, Trallwng, Treforest, Graig and Rhondda, has a total population of 18,924 (ONS, 2019). It is however noted that Pontypridd is also supported by a number of other smaller settlements within the surrounding area, which have an interdependent relationship with the settlement, inclusive of Church Village, Llantwit Fardre, Beddau, Rhydyfelin, Hawthorn, Cilfynydd and Efail Isaf. The 2011 census indicates that 13.46% of the population within the Pontypridd settlement speak Welsh (18.7% in Pontypridd Town, 13.1% in Trallwng, 9.8% in Treforest, 11.7% in Graig and 14% in Rhondda). Naturally, it is acknowledged that this figure may have changed since the data was gathered, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts a Welsh Primary School, Ysgol Gynradd Gymraeg Evan James, which is located within the centre of Pontypridd, in the Rhondda ward. English medium primary schools within the settlement include: Trehopcyn Primary, Maes-y-Coed Primary, Coed-y-Lan Primary, Trallwng Infants, Coedpenmaen Primary, Parc Lewis Primary and St Michaels Roman Catholic Primary. There are no secondary schools within the settlement, with the nearest English medium secondaries in the neighbouring wards of Cilfynydd (Pontypridd High) and Hawthorn (Hawthorn High) and the nearest Welsh secondary in Church Village (Ysgol Gyfun Gymraeg Garth Olwg).

Pontypridd is highlighted as a growth area within the National Development Framework (2020-2040) however Pontypridd itself has a distinct lack of land to enable high levels of expected growth. As such, Pontypridd is reliant on the neighbouring smaller settlements within the greater Pontypridd area to deliver the requisite level of growth. As with many of these areas, there is already an established interdependent

relationship between a number of the Smaller Settlements and the Principal Town of Pontypridd.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 489 dwellings. This is approximately 6.72% of all dwellings built within the County Borough over the same period. A significant number of these dwellings were delivered on windfall sites, including the former Gene Metals Scrapyard, Treforest, which delivered 44 affordable dwellings and 28 dwellings at the former Graig-y-wion Primary School. The settlement has witnessed an extensive amount of development in recent years, including the restoration of the Grade II listed Pontypridd Lido, which originally opened in 1927. The restoration of the Lido with new café was made possible through funding from the European Development Fund, Heritage Lottery Fund and CADW. The Lido generates significant tourism from all over Wales. A substantial amount of European investment has also allowed for the implementation of the Pontypridd Town Centre Strategy, including a significant amount of public realm improvements within the retail area.

All of the aforementioned facilities are supported by a train and bus station, with regular services running to locations including Cardiff, Aberdare, Treherbert, Talbot Green, Merthyr Tydfil and Brynmawr. Furthermore, funding from the European Development Fund in conjunction with investment from the Council has resulted in the development of the former precinct site at Pontypridd. The £38m completed site is called Llys Cadwyn and contains three buildings, the first of which contains a 21st century library, Council contact centre and a leisure and fitness centre. The second building contains Grade A office space, alongside a food/drink (Class A3) unit. The third building is the new headquarters of Transport for Wales, who are developing the South Wales Metro. The site also includes a new 'Taff Walkway', which runs adjacent to the River Taff.

The settlement of Pontypridd has a total of two retail centres within its boundary, which contain a significant number and broad range of facilities within the retail offer. These retail centres within the settlement include the Principal Town of Pontypridd, containing 203 units, alongside the Local and Neighbourhood Centre of Treforest, which has 52 units. The breakdown of use classes within these retail centres are as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Pontypridd | 2022 (Jun) | A1 | 92 | 46.94% |
| | | A2 | 23 | 11.73% |
| | | A3 | 37 | 18.88% |
| | | B1 | 1 | 0.51% |
| | | D1 | 4 | 2.04% |
| | | D2 | 4 | 2.04% |
| | | Sui Generis | 14 | 7.14% |
| | | Vacant | 21 | 10.71% |

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Treforest | 2022 (Jun) | A1 | 15 | 28.85% |
| | | A2 | 7 | 13.46% |
| | | A3 | 19 | 36.54% |
| | | D2 | 1 | 1.92% |
| | | Sui Generis | 5 | 9.62% |
| | | Vacant | 5 | 9.62% |

The retail offer within Pontypridd is relatively diverse with a number of national and regional retailers present throughout the area, particularly within the Principal Town of Pontypridd itself. The area has a significant number of retail premises, the scale and location of which previously secured its status a Principal Town at the top of the retail and settlement hierarchies. The area also hosts a large out of centre supermarket (Sainsbury's), with a petrol station located on the same site, as well as a smaller Lidl Supermarket just outside the retail centre boundary. The Sainsbury's supermarket is adjacent to the Brown Lennox Retail Park, which has a number of stores including B&Q, Currys/PC World, Halfords and Sports Direct. This area has a far larger catchment area than merely the settlement and the scale of the combined services and facilities makes Pontypridd one of the foremost destinations within Rhondda Cynon Taf.

The settlement also hosts a number of medical facilities inclusive of a hospital a various doctor and dental surgeries. These have a wide draw from within and around the Pontypridd settlement. The smaller retail area of Treforest does not have such facilities and is therefore reliant on Pontypridd for such facilities.

Pontypridd hosts seven Employment Land Bank sites, in the form of Gellihirion Industrial Estate, Dr William Price Business Park, Glyntaff Sidings, Barry Sidings, Hetty Industrial Site, Pontypridd Town Centre Office Area and Maritime Industrial Estate. All seven estates are situated in good strategic locations, just off or close to the A470. The sites traditionally have low vacancy rates and reasonable quality buildings that host a number of local enterprises. It should also be noted that the regional Treforest Industrial Estate is just to the south, and a key interdependent employment location to Pontypridd.

Pontypridd hosts a number of recreational and open spaces, including the Ynysangharad War Memorial Park, which has a range of facilities including sports grounds, the Lido, a children's play area, bandstand, war memorial, commemorative statues of Evan and James James, alongside a recently erected café. Additionally, the settlement boasts the Taff Vale Park and playing fields, Sardis Road playing fields and rugby ground, White Tips (Treforest) playing fields, Barry Sidings (country walks and play area), Maritime Park (including play areas and playing fields) and two large areas of information open space at Gelliwion (Graig/Rhondda) and Craig-yr-Hesg/Lanwood (Pontypridd Town). Furthermore, the settlement has the Glyntaff Crematorium, which has large areas of open space associated with the site. There are also many informal areas of open space throughout the settlement, from significant recreation areas down to useable grass verges at street level. Although the Council are always seeking opportunities to increase the amount of green infrastructure within

the County Borough, the Pontypridd settlement certainly has ample formal and informal, green and open space to support development within the area.

Pontypridd also has a significant number of community groups within the settlement, inclusive of a number of local football and rugby groups that accommodate 'tots' all the way through to senior level. Furthermore, the area has a number groups associated with the arts which includes dance, theatre and transformational creativity to improve people's quality of life. Additionally, there are local play and toddler groups, as well as the Pontypridd Historic Society. St Catherine's Church also has a community hub and St John's Church in Graig has a small number of groups including the Mother's Union. The Pontypridd YMCA has recently undergone significant refurbishments, which will reopen to the public soon. Further, Pontypridd has a Women's Institute, which is based within the Pontypridd Museum.

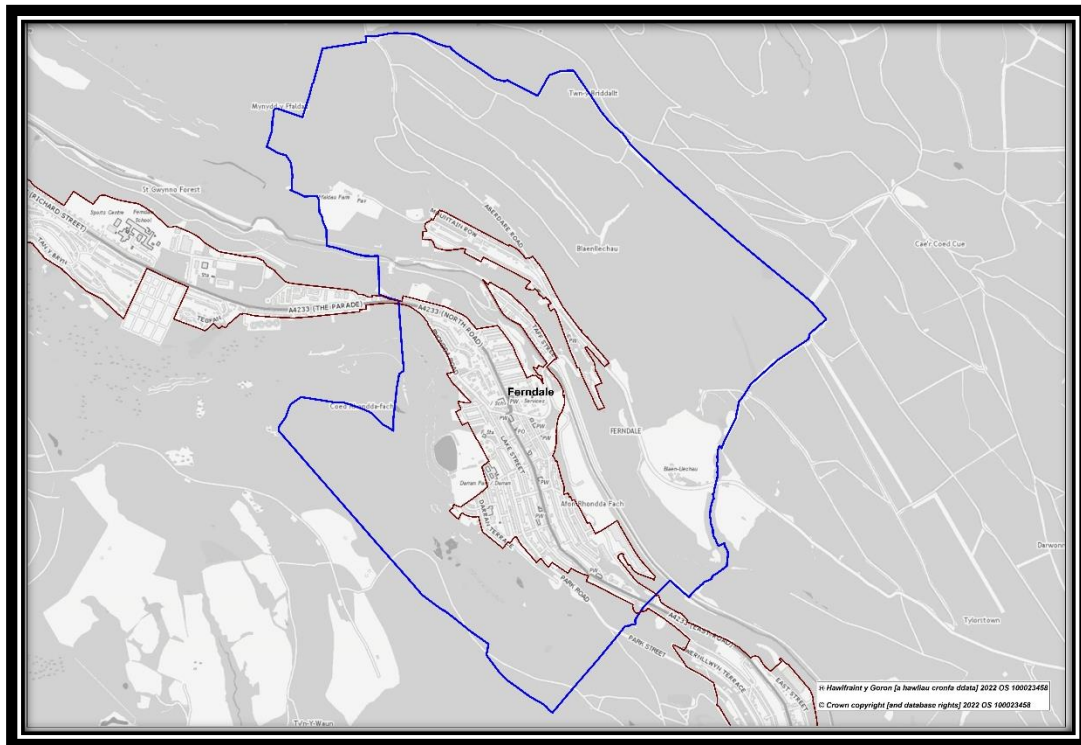
Additionally, Pontypridd has a hub at Llys Cadwyn, which brings together a range of services, including those provided by the public sector, private sector and voluntary and community organisations. This 'hub' allows individuals to access the advice they need, as well as supporting 'Neighbourhood Networks' to actively influence developments and support residents. Such services include childcare, a library, a gym, community and training rooms, public-access computers with free wifi, community learning, community arts, cultural projects and employment advice and support. All such activities contribute towards social capacity building and help to realise the aspirations of these communities.

Pontypridd contains the lower order settlement of Penycoedcae, which has not seen any significant developments over the plan period, with the vast majority of applications being for extensions to existing properties. The lack of such applications is to be expected given that the area does not have a designated settlement boundary and is thus considered to be an unsustainable location without the requisite facilities to support development.

Overall, Pontypridd is a sustainably located settlement with excellent public transportation and active travel links, ensuring that it is not a car-dependent area. There are ample services and facilities within the settlement that could support additional growth. It also has an excellent range of community facilities and green/open spaces, which will allow new residents to integrate positively into the existing community and enjoy the many outdoor spaces that Pontypridd has to offer. The settlement has evolved quite considerably since the beginning of the current LDP (2006-2021) however it has done so whilst respecting the character of the settlement, particularly the architecture of listed buildings and the built form within the Pontypridd (Town Centre), Pontypridd (Taff), Graigwen, Treforest (Old Park Road), Treforest (Broadway) and Treforest (Castle Square) Conservation Areas. The settlement would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Key Settlements:

Ferndale:



The settlement of Ferndale solely comprises the Ferndale ward and has a total population of 4,096 (ONS, 2019). The 2011 census indicates that 11.8% of the population within the settlement speak Welsh. Naturally, it is acknowledged that this figure may have changed since the data was gathered, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts a Welsh language primary school (Ysgol Gynradd Gymraeg Llyn Y Forwyn), in addition to an English language primary school (Darren Park Primary). Whilst there is an English language secondary school in the neighbouring ward of Maerdy, there is no Welsh language secondary school in the Rhondda Fach.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 39 dwellings. This is approximately 0.53% of all dwellings built within the County Borough over the same period. These have all been individual applications for one or two dwellings and one application for three dwellings. In terms of residential, there has been nothing larger within the settlement.

The settlement of Ferndale has a retail centre within its boundary. Ferndale was designated as a Key Settlement in the retail and settlement hierarchies, owing to its size and position within the Rhondda Fach. The retail centre of Ferndale contains 46 units; the breakdown of use classes within the retail centre is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Ferndale | 2022 (Jun) | A1 | 22 | 47.82% |
| | | A2 | 3 | 6.52% |
| | | A3 | 7 | 15.22% |
| | | B8 | 1 | 2.17% |
| | | D1 | 2 | 4.35% |
| | | Sui Generis | 2 | 4.35% |
| | | Vacant | 9 | 19.57% |

The retail offer within Ferndale is predominantly comprised of small, family-run businesses, with a few national retailers present within the centre including Spar, Ladbroke's, Co-operative and Greggs. There is also a regional pharmacy (Sheppard's) present within the centre. The centre is well situated within the Rhondda Fach to draw trade from quite a broad catchment area, providing key services and facilities to the residents of the upper Rhondda Fach. The services and facilities present are also recorded in the settlement grid at appendix 1. The Rhondda Fach does not have a large supermarket within the area, therefore residents must travel to Aberdare or Porth to use such services, alternatively the neighbouring ward of Tylorstown has a small Lidl supermarket.

Ferndale also has a small number of medical facilities within the settlement, which supports the local population and those from the surrounding areas. These include doctor and dental surgeries, with the dental surgery particularly also catering for residents of Maerdy and Tylorstown.

Furthermore, the settlement of Ferndale hosts only one Employment Land Bank site, in the form of Oaklands Business Park. The estate, which is situated below the residential area owing to a change in levels, has traditionally witnessed low vacancy rates. The buildings are of a decent quality and the estate has a manager present to oversee the site. The estate offers local employment opportunities in a sustainable location, being located directly off the main road, which is also designated as a bus route.

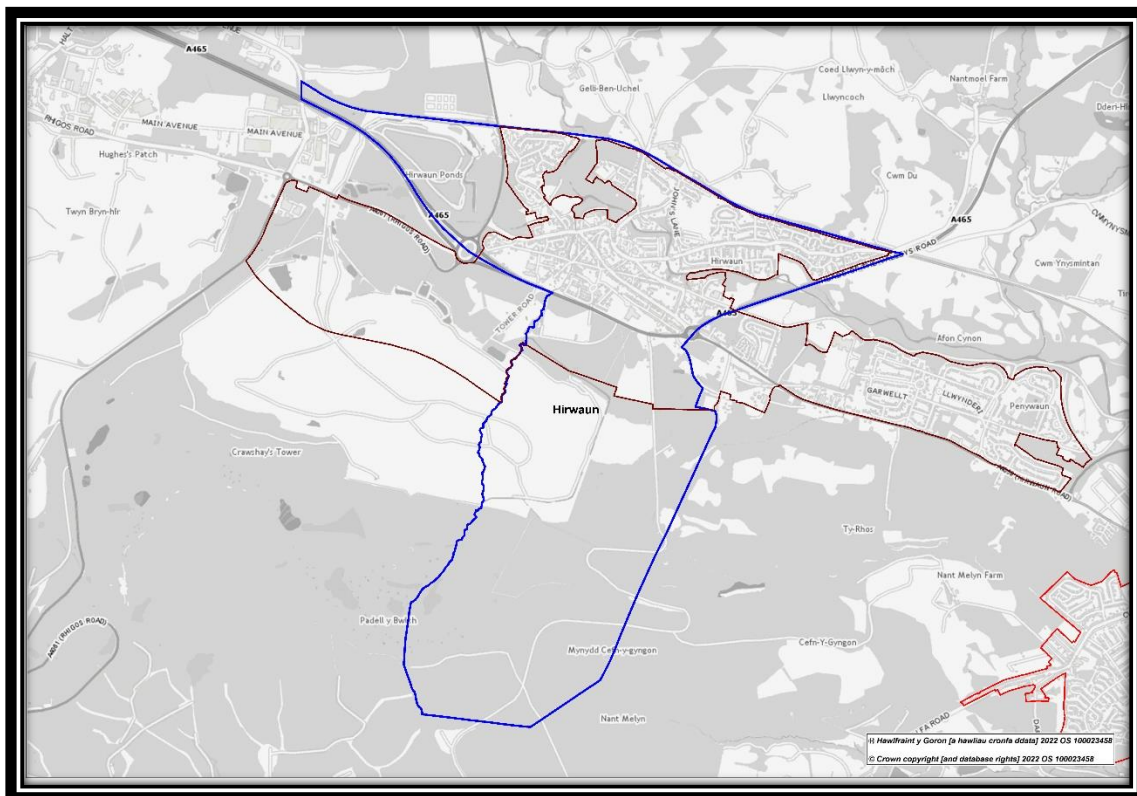
The settlement of Ferndale hosts the Edwardian Darren Park, which boasts ancient woodlands, trails, a play park and lake Llyn-y-Forwyn, which is enshrined in Welsh mythology. This is a well-used space for play and recreation within the area and has a greater catchment area than solely the Ferndale ward. Greenwood playing fields and cricket pitch are further located on the opposite side the settlement, with small areas of recreational and open space scattered throughout the ward.

Ferndale also has a good number of community groups within the settlement, as well as boasting Hwb Ferndale, which brings together a range of services, including those provided by the public sector, private sector and voluntary and community organisations. This 'hwb' allows individuals to access the advice they need, as well as supporting 'Neighbourhood Networks' to actively influence developments and support residents. Such services include childcare, a library, a sensory room, community and training rooms, public-access computers with free wifi, community

learning, community arts and cultural projects and employment advice and support. There are also a number of sporting groups within the settlement, alongside play and toddler groups. All such activities contribute towards social capacity building and help to realise the aspirations of these communities.

Overall, Ferndale is a sustainably located settlement with fairly good bus public transport and active travel links, ensuring that it is not a car-dependent area. There are a number of services and facilities within the settlement that could support some additional growth, providing there is sufficient urban capacity. It also has community facilities and green/open spaces, which would help any new residents to integrate positively into the existing community and enjoy the outdoor spaces that Ferndale has to offer. The settlement has not changed significantly since the beginning of the current LDP period (2006-2021) however all growth has occurred, whilst respecting the character of the settlement. The settlement and its surrounding area would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Hirwaun:



The settlement of Hirwaun solely comprises the Hirwaun ward and has a total population of 4,339 (ONS, 2019). The 2011 census indicates that 16.1% of the population within the settlement speak Welsh. Naturally, it is acknowledged that this figure may have changed since the data was gathered, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts an English language primary school (Hirwaun Primary), although in September 2021, the Penderyn Primary Community School in the neighbouring ward of Rhigos, was turned into a Welsh medium primary

school. The catchment area for this school was expanded to cover Hirwaun (Trenant) and Penywaun also, which in turn eased pressure on Ysgol Gynradd Gymraeg Aberdâr. Ysgol Gyfun Rhydywaun is in the neighbouring ward of Penywaun.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 155 dwellings. This is approximately 2.12% of all dwellings built within the County Borough over the same period. The largest of these developments were windfall sites, at the former Tower and Beacons flats site (33 dwellings) and the Red Barn Field site (Mayberry Walk/Denbigh Court) (35 dwellings). Twelve dwellings were also constructed alongside a new Co-operative Store site in the centre of Hirwaun, between 2018 and 2019. The shop extends 466m², containing 279m² of retail floorspace. The remainder of the store comprises a bakery, office and staff facilities.

The settlement of Hirwaun has a retail centre within its boundary, which serves the local community. Hirwaun was designated as a Key Settlement in the retail and settlement hierarchy, owing to its potential for growth over the LDP period (2006-2021). The retail centre of Hirwaun contains 21 units; the breakdown of use classes within the retail centre is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Hirwaun | 2022 (Jun) | A1 | 8 | 38.10% |
| | | A2 | 2 | 9.52% |
| | | A3 | 7 | 33.33% |
| | | B1 | 1 | 4.76% |
| | | D2 | 1 | 4.67% |
| | | Vacant | 2 | 9.52% |

The retail offer within Hirwaun predominantly comprises small, family-run businesses, with no national retailers present. Whilst the centre is reasonably small, it nonetheless provides key services and facilities to the residents of Hirwaun. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment at Appendix 1. The settlement of Hirwaun has a new small/local supermarket but is not supported by a large supermarket and therefore residents must travel to Aberdare to use such services.

The settlement of Hirwaun also hosts a number of medical facilities inclusive of doctor and dental surgeries, which support the local population, alongside the population of Rhigos, which does not have facilities of this nature.

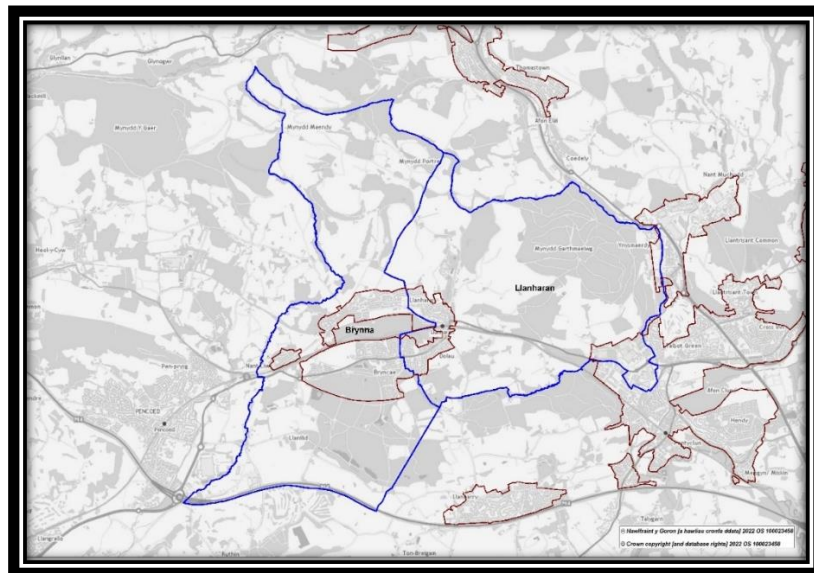
Additionally, Hirwaun hosts only one Employment Land Bank site, in the form of Bryngelli Industrial Estate. The estate, which is situated within the residential area, has traditionally witnessed high vacancy rates and has reasonably poor quality buildings, including the now dilapidated former Ferrari's Bakery. As of 2019 however a number of vacant units were being improved with new rendering and roller-shutter doors fitted, in the hope of attracting investment. The considerable Hirwaun Industrial Estate is in the neighbouring ward of Rhigos, although is clearly very well related to Hirwaun.

The settlement of Hirwaun has a large recreation ground and play park, separated from the residential area by the A465 trunk road to the south of the settlement. There are also a small number of playing fields and a small park throughout Hirwaun that can be used for play or informal recreation.

Hirwaun also has a small number of community groups within the settlement, inclusive of a local football and rugby club. There is also a community council within the Hirwaun settlement, as well as a small number of playgroups. The residents of Hirwaun can however attend a number of facilities based within the Aberdare settlement.

Overall, Hirwaun is a sustainably located settlement with good bus and active travel links, ensuring that it is not a totally car-dependent area. There is however no train station within Hirwaun, with the passenger line presently terminating at Aberdare (despite the freight line terminating at Hirwaun). There are a small number of services and facilities within the settlement that could support some additional growth within the area. It also has community facilities and green/open spaces, which would help any new residents to integrate positively into the existing community and enjoy the outdoor spaces that the area has to offer. The settlement has not changed significantly since the beginning of the current LDP period (2006-2021) however all growth has occurred, whilst respecting the character of the settlement. The settlement and its surrounding area would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Llanharan:



The settlement of Llanharan comprises the wards of Llanharan and Brynna and has a total population of 8,391 (ONS, 2019). The 2011 census indicates that 13.05% of the population within the settlement speak Welsh (13.5% in Llanharan and 12.6% in Brynna). Naturally, it is acknowledged that this figure may have changed since the data was gathered, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts three English language primary schools in the form of Brynnau

Primary, Llanharan Primary and Dolau, although the latter also includes a Welsh unit within the school.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 844 dwellings. This is approximately 11.59% of all dwellings built within the County Borough over the same period, although it is acknowledged that the Southern Strategy Area has a more buoyant housing market than the Northern Strategy Area. The scale of residential development witnessed within the settlement justifies its status as a Key Settlement. (The existing LDP designated Llanharan as a Key Settlement due to the level of growth that it was able to accommodate). The largest of these developments include: Permission for 1850 dwellings at Llanilid with the first phase already complete, phase 2 under construction and phases 3 and 4 with full planning permission. 243 dwellings complete at the Llanilid OCC Mine Strategic Site; 96 dwellings complete at the allocated site known as 'Land East of Dolau Primary School'; 140 dwellings at the Llanilid OCS Workshops site (windfall).

The settlement of Llanharan has a retail centre within its boundary. Llanharan was designated as a Key Settlement in the retail and settlement hierarchy however it was recognised that services needed to grow alongside housing. The retail centre of Llanharan contains 20 units but does not really contain the space for expansion. The retail centre offers much needed services and facilities to residents and in recent years has had no vacant premises. The breakdown of use classes within the retail centre is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Llanharan | 2022 (Jun) | A1 | 8 | 40% |
| | | A3 | 5 | 25% |
| | | B1 | 2 | 10% |
| | | D2 | 1 | 5% |
| | | Sui Generis | 4 | 20% |

The retail offer within Llanharan predominantly comprises small, family-run businesses, with no national retailers present. Whilst the centre is reasonably small, it nonetheless provides key services and facilities to the residents of Llanharan. The services and facilities present are detailed at Appendix 2 within the Settlement Assessment table. The settlement of Llanharan is not supported by a large supermarket and therefore residents must travel to the neighbouring ward of Talbot Green or enter Bridgend to utilise such services. However, there is a new area of retail units set up in Bryncae with a small/local supermarket and an existing small group of historic retail units in Brynna.

The settlement of Llanharan also hosts a GP surgery. This helps to support the local population of Llanharan and Brynna however it is acknowledged that residents are reliant on the Talbot Green, Pontyclun and Llantrisant settlement to support further medical needs.

Additionally, Llanharan hosts only two Employment Land Bank site, in the form of the Fill Care Factory Site (formerly L'oreal) and the Pencoed Technology Park. Whilst the Fill Care Factory estate is within the Llanharan ward, it is more geographically aligned with the settlement of Talbot Green, acting as an extension to the settlement. As such, it has been counted within the Talbot Green, Pontyclun and Llantrisant settlement for the purposes of this assessment. Meanwhile, the Pencoed Technology Park estate is situated along the border with Bridgend and is very close to the residential settlement of Pencoed (Bridgend) and the M4. The site comprises a large ortho-clinical diagnostics centre and a large office and training complex. There have been several new developments there of units in recent times. The estate has low vacancy rates and has good quality buildings, in a strategically advantageous location (just off the M4).

Both the Llanharan and Brynna wards have recreation grounds and other smaller areas of informal open space. The settlement does not however have any formal parks. All of the recreational areas and open spaces are in close proximity to the residential areas, making it accessible for the local population. There are also a small number of designated play parks within the settlement.

Llanharan has a small number of community groups within the settlement, inclusive of a sports clubs and the Scouts movement. There is also a community council within the Llanharan settlement, as well as a small number of play/toddler groups. The residents of Llanharan do however attend a number of facilities based within the Talbot Green, Pontyclun and Llantrisant settlement, as well as those just outside the County Borough in Bridgend and the Vale of Glamorgan. All such activities contribute towards social capacity building and help to realise the aspirations within and between these communities.

Llanharan also contains Ynysmaerdy, which is identified as one of the twenty-nine lower order settlement where further development should not be facilitated due to the areas lack of services to support local residents. Existing residents are predominantly reliant on car-based travel to access those services and facilities in Talbot Green, Pontyclun and Llantrisant or Llanharan settlements. The area is predominantly commercial with a heavy presence of employment uses and major trunk roads, this compromises pedestrian safety for those attempting to walk around this area.

Overall, Llanharan is a sustainable settlement with good bus and active travel links, ensuring that it is not a fully car dependent area. There is a train station within Llanharan however it links to Cardiff and Bridgend, with east – west cross RCT Borough links limited to low to medium frequency bus routes. There are a small number of services and facilities within the settlement however the growth in housing has outstripped the growth in those facilities to support them. The settlement further has a small number of community facilities and green/open spaces. The settlement, as stated has witnessed a significant amount of housing since the beginning of the current LDP period (2006-2021) however all growth has occurred whilst respecting the character of the settlement. The settlement and its surrounding area would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

The settlement of Mountain Ash has a retail centre within its boundary. Mountain Ash was designated as a Key Settlement in the retail and settlement hierarchies, owing to its size and strategic position within the Cynon Valley. The retail centre of Mountain Ash is one of the larger Key Settlements contains 94 units; the breakdown of use classes within the retail centre is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Mountain Ash | 2022 (Jun) | A1 | 41 | 45.05% |
| | | A2 | 6 | 6.59% |
| | | A3 | 12 | 13.19% |
| | | B1 | 3 | 3.30% |
| | | D1 | 3 | 3.30% |
| | | D2 | 1 | 1.10% |
| | | Sui Generis | 5 | 5.49% |
| | | Vacant | 20 | 21.98% |
| | | | | |

The retail offer within Mountain Ash mainly comprises small, family-run businesses, with three national retailers present (Greggs, William Hill and Iceland) and one regional pharmacy (Sheppard's) within the centre. The centre is well located in terms of its access to public transport and provides key services and facilities to the residents of Mountain Ash. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment, at Appendix 1. The settlement of Mountain Ash is not supported by a large supermarket and therefore residents travel to the neighbouring ward of Cwmbach or to the nearby settlement of Aberdare to utilise such services.

There are also a number of major medical facilities within the settlement inclusive of Ysbyty Cwm Cynon, which amongst other services hosts a midwifery section and a minor injuries centre. There are also a number of GP and dental facilities throughout Mountain Ash, which are also utilised by residents of Penrhiwceiber, Perthcelyn, Ynysboeth and the surrounding areas. It is however acknowledged that Penrhiwceiber has its own GP practice and associated pharmacy.

Mountain Ash hosts three Employment Land Bank sites, in the form of the Navigation Yard at Cardiff Road, Cwm Cynon Business Park North and Cwm Cynon Business Park South. All three estates are situated off the A4059, whilst being reasonably close to the residential areas. The sites have low vacancy rates and reasonable quality buildings that host a number of local enterprises. Cwm Cynon Business Park South has recently had an application approved for the development of a vacant parcel of land for 2,112m² of gross new employment space (Classes B1, B2 and B8) for up to 16 units. This will provide space for additional local businesses to flourish, whilst simultaneously creating local employment opportunities.

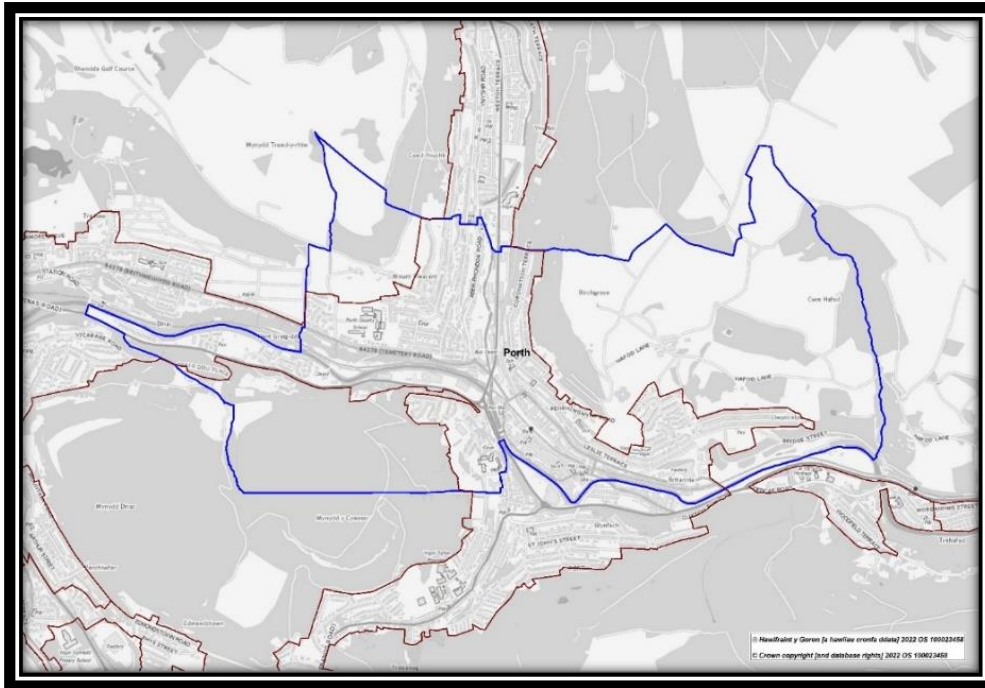
Mountain Ash has a good range of recreational and open space. The main parks within the area include Peace Park, Victoria Park Pleasure Grounds and the Duffryn Woodlands. Victoria Park is from the late Victorian period, having opened in 1897; the

park was given to the people of the area by Lord Aberdare and the Overseers. It should be noted that Peace Park and the Duffryn Woodlands are less formal areas of open space but are nonetheless well utilised. Additionally, there are a good number of play parks and sport pitches within the residential areas and the Maes yr Arian cemetery is also present in Fernhill, just a short walk from the designated retail centre of Mountain Ash.

Further, Mountain Ash has a good number of community groups within the settlement, as well as boasting 'Canolfan Pennar', which brings together a range of services, including those provided by the public sector, private sector and community and voluntary organisations. This hub allows individuals to access the advice they need, as well as supporting 'Neighbourhood Networks' to actively influence developments and support residents. Such services include childcare, a library, a cafe, community and training rooms, public-access computers with free wifi, community learning, community arts and cultural projects and employment advice and support. There are also a number of sporting groups within the settlement, alongside a number of play and toddler groups, alongside the YMCA. The settlement further hosts the Fernhill Youth Project and the Woods indoor bowls club. All such activities contribute towards social capacity building and help to realise the aspirations of these communities.

Overall, Mountain Ash is a sustainable settlement with excellent public transportation and active travel links, ensuring that it is not a car-dependent area. There are a number of services and facilities within the settlement that could support some additional growth. It also has community facilities and green/open spaces, which would help any new residents to integrate positively into the existing community and enjoy the outdoor spaces that the area has to offer. The settlement, has witnessed a steady level of growth since the beginning of the current LDP period (2006-2021) however all growth has occurred, whilst respecting the character of the settlement. The settlement and its surrounding area would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Porth:



The settlement of Porth solely comprises the ward of Porth and has a total population of 6,025 (ONS, 2019). The 2011 census indicates that 13.3% of the population within the settlement speak Welsh however it is acknowledged that this figure may have changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts a Welsh language primary school, Ysgol Gynradd Gymraeg Llwyncelyn, in addition to Porth Community Primary School and Porth Community Secondary School.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 117 dwellings. This is approximately 1.61% of all dwellings built within the County Borough over the same period. The largest of these developments were windfall sites at Vaynor Street (Dol Afon) for 28 dwellings and 14 dwellings at Appletree Avenue. The Pleasant Heights development has permission for 31 dwellings however only 15 of those have been complete to date. Porth has also witnessed the development of a 1,758m² Aldi supermarket just outside the retail centre (2018-2019), as well as seeing the completion of the Maesycoed to Porth cycle route, which is included in the Council's Active Travel Integrated Network Map, approved in 2018 by Welsh Government.

The settlement of Porth has a retail centre within its boundary. Porth was designated as a Key Settlement in the retail and settlement hierarchies, owing to its size and position at the convergence of the Rhondda Fach and Fawr. The retail centre of Porth is one of the larger Key Settlements contains 122 units; the breakdown of use classes within the retail centre are as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Porth | 2022 (Jun) | A1 | 56 | 45.90% |
| | | A2 | 7 | 5.74% |
| | | A3 | 19 | 15.57% |
| | | B1 | 1 | 0.82% |
| | | B8 | 1 | 0.82% |
| | | D1 | 4 | 3.28% |
| | | D2 | 1 | 0.82% |
| | | Sui Generis | 10 | 8.20% |
| | | Vacant | 23 | 18.85% |

The retail offer within Porth predominantly comprises small, family-run businesses, with a small number of national retailers present (William Hill, New Look, Superdrug, Coral and Greggs) and one regional pharmacy (Sheppard's). The centre is well located in terms of its access to public transport and provides key services and facilities to the residents of Porth and the surrounding areas. The services and facilities present are further recorded in the Settlement Assessment table at Appendix 2. The settlement of Porth also contains two smaller supermarkets in the form of Aldi and Lidl, which are located on the enterprise park just beyond the retail centre. Within the retail centre is the Morrison's supermarket however this falls within the Cymmer ward, although strategically/realistically it's more closely associated with the Porth settlement ward.

There are also a number of medical facilities within the Porth settlement inclusive of GP and dental surgeries. The dental surgeries particularly have a wider catchment than the Porth settlement with residents of Wattstown and Ynyshir utilising these services also.

There are five Employment Land Bank sites fully within the settlement of Porth, in the form of Llwyncelyn Industrial Estate, Dinas Depot, Dinas Enterprise Centre, Porth Bus Depot and Rheola Industrial Estate. Lady Lewis Industrial Estate is also partially within the Porth settlement, with the remainder in the ward of Ynyshir. All estates are situated directly off or very close to the Porth Bypass, whilst simultaneously being very close to the surrounding residential areas, providing local employment opportunities. The sites have reasonably low vacancy rates although the quality of the buildings differ quite significantly between the sites.

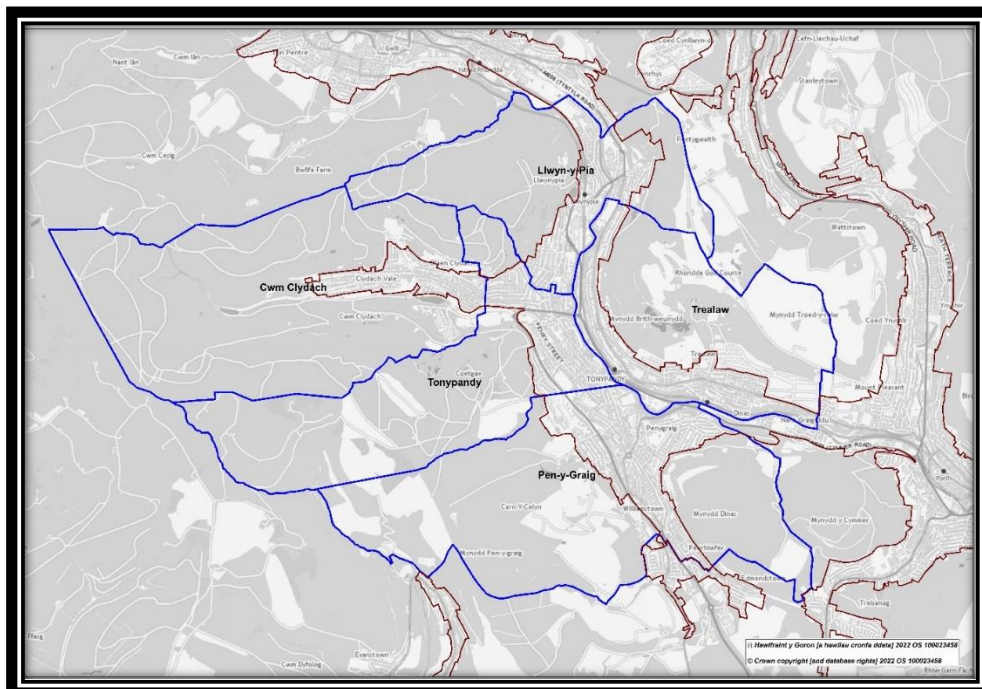
Additionally, Porth has a fair amount of recreational and open space within the settlement. The main areas within the ward include Bronwydd Park and Woodlands, which includes facilities such as a bowling green. Additionally, there is the large area of open space at Cwm Hafod/Llwyncelyn, which also hosts the Llwyncelyn rugby ground and playing fields, and there is also the Dinas playing fields and play area near the Appletree flats.

Porth further has a good number of community groups within the settlement, as well as boasting 'Porth Plaza', which brings together a range of services, including those provided by the public sector, private sector and voluntary and community

organisations. This hub allows individuals to access the advice they need, as well as supporting ‘Neighbourhood Networks’ to actively influence developments and support residents. Such services include childcare, a library, community and an IT suite, public-access computers with free wifi, community learning, community arts and cultural projects and employment advice and support. There are also a number of sporting groups within the settlement, alongside a number of play and toddler groups and the Friends of Porth group. All such activities contribute towards social capacity building and help to realise the aspirations of these communities.

Overall, Porth is a sustainable settlement with good levels of public transportation and active travel links, ensuring that it is not a car-dependent area. Multiple bus services travel through the town whilst the major transport hub connecting these services to evolving metro rail line is forthcoming. There are a number of services and facilities within the settlement that could support some additional growth, subject to land/capacity constraints. It also has community facilities and green/open spaces, which will allow communities to grow, whilst still having access to a range of outdoor space within the area. Porth has witnessed a steady level of growth since the beginning of the current LDP period (2006-2021) however all growth has occurred, whilst respecting the character of the settlement. The settlement and its surrounding area would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Tonypandy:



The Key Settlement of Tonypandy (from here on referenced as such) comprises the wards and communities of Tonypandy, Cwm Clydach, Penygraig, Trealaw and Llwynypia and has a total population of 18,495 (ONS, 2019). The 2011 census indicates that 9.12% of the population within the settlement speak Welsh (9.8% in

Tonypandy, 8.8% in Cwm Clydach, 9.3% in Penygraig, 8.6% in Trealaw and 9.1% in Llwynypia) however it is acknowledged that this figure may have changed in the 2021 census – such details are still awaited, given the increase in Welsh language education and adult learning. The settlement of Tonypandy hosts eleven schools comprising ten primary schools and one secondary. These being Williamstown Primary, SS Gabriel and Raphael Roman Catholic Primary, Cwm Clydach Primary, Llwynypia Primary, Pontrhondda Primary, Trealaw Primary, Alaw Primary, Penygraig Juniors, Penygraig Infants, Ysgol Nant Gwyn Primary and Ysgol Nant-Gwyn Secondary. All of the schools within the Tonypandy ward are English medium schools, with Welsh medium (primary) education provided in the neighbouring ward of Ystrad.

Whilst Williamstown Primary falls within the Tonyrefail ward, it is more closely related (geographically) to the Tonypandy Key Settlement, as such it is included within Tonypandy for the purposes of this assessment. The areas of Penrhiwfer and Edmondstown are also considered to belong to the Tonypandy settlement and will be included as such within the Settlement Hierarchy.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 332 dwellings. This is approximately 4.56% of all dwellings built within the County Borough over the same period. The largest of these developments were windfall sites at Gellifaliog Farm, Tonypandy [Parc Gellifaelog] for 127 dwellings and 23 dwellings at the former Williamstown Primary School site, Arthur Street, Penygraig.

The Key Settlement of Tonypandy has three retail centres within its boundary. Tonypandy centre is the largest of these with 150 units. There are then the supporting Smaller Centres of Penygraig and Williamstown with 44 and 14 units respectively. The breakdown of use classes within the retail centre is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Tonypandy | 2022 (Jun) | A1 | 66 | 45.21% |
| | | A2 | 13 | 8.90% |
| | | A3 | 22 | 15.07% |
| | | B1 | 2 | 1.37% |
| | | B8 | 1 | 0.68% |
| | | D1 | 11 | 7.53% |
| | | Sui Generis | 8 | 5.48% |
| | | Vacant | 23 | 15.75% |

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Penygraig | 2022 (Jun) | A1 | 26 | 55.32% |
| | | A2 | 1 | 2.13% |
| | | A3 | 7 | 14.89% |
| | | D1 | 0 | 0% |
| | | Sui Generis | 5 | 10.64% |
| | | Vacant | 8 | 17.02% |

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Williamstown | 2022 (Jun) | A1 | 8 | 57.14% |
| | | A3 | 2 | 14.29% |
| | | Sui Generis | 1 | 7.14% |
| | | Vacant | 3 | 21.43% |

The retail offer within Tonypanydy boasts thirteen national retailers, alongside four regional retailers, the remainder is comprised of smaller, family-run businesses. The centre is well located in terms of its access to bus and rail public transport and provides key services and facilities to the residents of the Tonypanydy settlement. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment at Appendix 1. The settlement of Tonypanydy is supported by a supermarket in the form of Asda (just beyond the retail centre), off Llwynypia Road.

The Key Settlement of Tonypanydy has a number of medical facilities inclusive of the Llwynypia Hospital and a number of GP and dental surgeries. Such facilities naturally have a wider catchment than the settlement of Tonypanydy and serve a larger than local area, emphasising Tonypanydy's strategic location and status as a Key Settlement in both the retail and settlement hierarchies.

There are six Employment Land Bank sites fully within the Key Settlement of Tonypanydy, in the form of The Pavilions – Clydach Vale, Cambrian Industrial Estate, Factories at Salem Terrace, Tonypanydy Enterprise Centre, Ely Industrial Estate – Williamstown and Penygraig Industrial Estate. All estates are situated directly off or very close to the main road, whilst simultaneously being very close to the surrounding residential areas. The sites have reasonably low vacancy rates although the quality of the buildings differ between the sites. It should be noted that the sites of Dinas Isaf East and West are part of the Tonypanydy settlement however they are very much related to the Tonypanydy settlement and will be treated as such for the purposes of the Settlement Assessment. As such, it is considered that Tonypanydy has eight Employment Land Bank sites.

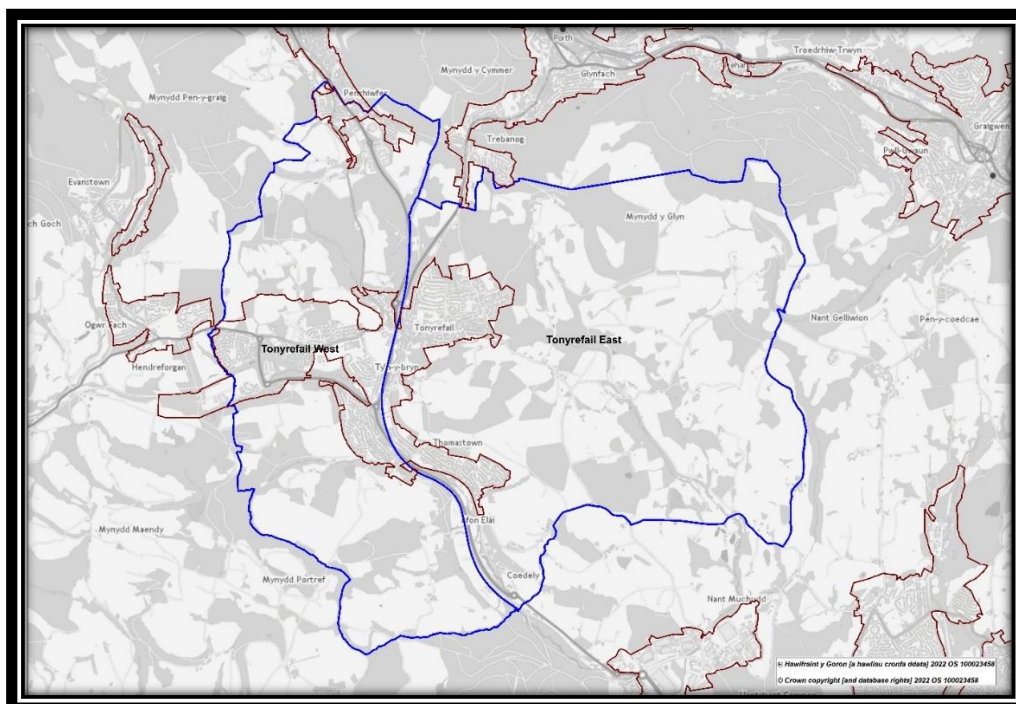
Tonypanydy has an abundance of recreational and open space. Recently, the Cwm Clydach Country Park has been designated, which takes forward the longstanding countryside park there. The huge Country Park expands into the countryside beyond

the urban area, with two lakes, multiple natural trails and open space, with a modern lakeside café and base facility at its entrance. This is expected to increase as a key tourist facility for RCT. The main parks within the area include King George Park inclusive of sports fields, 3G pitch and modern all-weather athletics track and facilities, Cambrian Park inclusive of playing fields and rugby pitch, Garth Park and Woodlands, and Ynyscynon Park and playing fields. There are multiple playgrounds within these parks and further community playground facilities. The settlement also hosts the Trealaw Cemetery, in addition to large informal areas of natural open space at the Glynconel (Llwynypia) Nature Reserve.

Tonypandy also has a number of community groups within the settlement, inclusive of multiple rugby and football clubs. There are also a number of dance groups, as well as a small number of play groups based within the area. All such activities contribute towards social capacity building and help to realise the aspirations within and between these communities.

Overall, Tonypandy is a sustainable settlement with good levels of public transportation and active travel links, ensuring that it is not a car-dependent area. The forthcoming South Wales Metro improvements will further expand the rail service in the area with a station central in the settlement. There are a number of services and facilities within the settlement that could support some additional growth within the area, subject to land/capacity constraints. It also has a number of community facilities and green/open spaces, which will allow communities to grow, whilst still providing access to a range of outdoor spaces within the settlement. Tonypandy has witnessed a steady level of growth since the beginning of the current LDP period (2006-2021) however all growth has occurred, whilst respecting the character of the settlement.

Tonyrefail:



The settlement of Tonyrefail comprises the wards of Tonyrefail East and Tonyrefail West and has a total population of 12,810 (ONS, 2019). The 2011 census indicates that 10.85% of the population within the settlement speak Welsh (11.3% in Tonyrefail East and 10.4% in Tonyrefail West) however it is acknowledged that this figure may have changed, given the increase in Welsh language education, adult learning and the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts three English language primary schools in the form of Tonyrefail Community Primary, Tref-y-Rhyg Primary and Cwmlai Primary, as well as the English medium Tonyrefail Community Secondary School and the Welsh medium primary Ysgol Gynradd Gymraeg Tonyrefail.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 656 dwellings. This is approximately 9.01% of all dwellings built within the County Borough over the same period. The largest of these developments were windfall sites at Gwern Heulog extension, Coed Ely, Tonyrefail (Highfields), delivering 124 dwellings and Padfield Court, Gilfach Road, Tonyrefail delivering 134 dwellings. These have been supported by other development within the settlement including the windfall sites at South of Gilfach Road, Tonyrefail (Nant-y-fron) (61 dwellings) and South of A4093, Parc Eirin, Tonyrefail (Parc Dan y Bryn) (55 dwellings). Additionally, sections one and two of the allocated cycle route SSA 21.6 (Pontypridd to Tonyrefail via Llantrisant) have been complete, with the third and final stage is currently under construction. Furthermore, the employment allocation SSA 14.1 at Coed Ely, Tonyrefail has had a reserved matters application approved to extend the existing road to the top of the allocation and service the individual plateaus. Permission was also granted in 2019-2020 for the development of plot C3 for a B1/B2/B8 employment unit, totalling 3,065.78m², which is now complete and operational. The whole site has outline permission for employment development of up to 30,937m² gross floor area; non-residential institutions (use class D1, up to 3,716m²); outdoor recreation up to 0.71ha with ancillary changing room facilities and an energy centre.

The settlement of Tonyrefail has a retail centre within its boundary. Tonyrefail was designated as a Key Settlement in the retail and settlement hierarchy, owing to its size and the amount of development that the settlement has witnessed in recent years. The retail centre of Tonyrefail contains 54 units; the breakdown of use classes within the retail centre is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Tonyrefail | 2022 (Jun) | A1 | 26 | 48.15% |
| | | A2 | 3 | 5.56% |
| | | A3 | 8 | 14.81% |
| | | B1 | 1 | 1.85% |
| | | D1 | 1 | 1.85% |
| | | Sui Generis | 4 | 7.41% |
| | | Vacant | 11 | 20.37% |

The retail offer within Tonyrefail predominantly comprises small, family-run businesses, with only two national retailers present in the form of a Spar and The Prince's Trust Office. The centre is well located in terms of its access to the residential areas and to public transport, with a number of facilities that serve the residents of the settlement. The services and facilities present will be further elaborated upon, as part of the Assessment at Appendix 2. The settlement of Tonyrefail is not supported by a large supermarket and therefore residents must travel to the nearby ward of Talbot Green to access such services.

Tonyrefail also has medical facilities within the settlement, inclusive of GP surgeries and dental practices. Such facilities have a wider catchment than purely the settlement of Tonyrefail, with dental services particularly utilised by residents of nearby Gilfach Goch also, highlighting its status as a Key Settlement.

There are five Employment Land Bank sites fully within the settlement of Tonyrefail, in the form of Coed Ely, Dinas Isaf East, Dinas Isaf West, Gelligron Industrial Estate and Parc Eirin North East. As noted above, Dinas Isaf East and West are more closely related to Tonypany and have been included within the Tonypany settlement for the purposes of the Settlement Assessment. Therefore, it is determined that Tonyrefail has three existing Employment Land Bank sites within the defined settlement. Parc Eirin including Ensinger is situated across the wards of Tonyrefail West and Gilfach Goch but is included within Tonyrefail for the purposes of the Settlement Assessment. All estates are situated directly off or very close to the main roads, boasting good strategic access. The sites have reasonably low vacancy rates although the quality of the buildings differ between the sites.

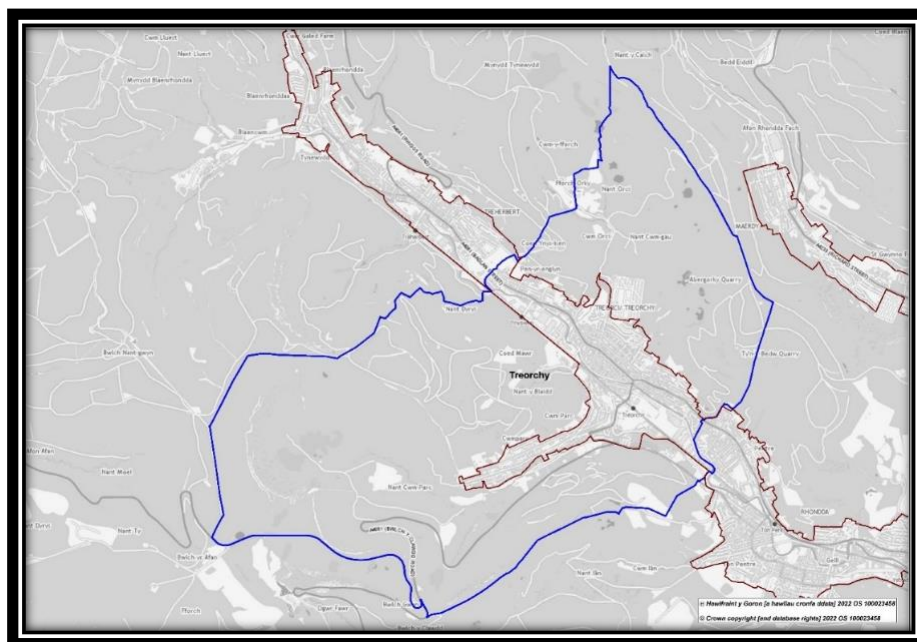
Tonyrefail has a number of stretches of recreational and open space in close proximity to the existing residential areas. The main parks within the area include Tyn-y-Bryn Park and playing fields, as well as Tylcha Fawr playing fields. The settlement also hosts the Tonyrefail Cemetery, in addition to a large informal areas of open space at Parc Eirin.

Tonyrefail has a good number of community groups within the settlement, inclusive of an allotment club, a football club (men's, women's and children's teams), a basketball club, a tots and junior rugby team, brownies, a skate park, a boxing club, a gentleman's choir and a bowls club. There is also a community centre within the area, which further runs a number of classes, as well as a playgroup. All such activities contribute towards social capacity building and help to realise the aspirations within and between these communities

Tonyrefail contains the lower order settlement of Coed Ely, which comprises the small number of streets off Ely Valley Road, inclusive of Elwyn Street, Collwyn Street and Garth Street. There have not been any significant developments within Coed Ely, with the vast majority of applications being for extensions to existing properties and larger applications within the area have been refused on sustainability grounds. The refusal of such applications is in line with local and national planning policy, given that the area does not have a designated settlement boundary and is thus considered to be an unsustainable location without the requisite facilities to support development.

Overall, Tonyrefail is a sustainable settlement with a reasonable level of public transport (bus) provision and good active travel links, ensuring that it is not a car-dependent area. Furthermore, there are a number of services and facilities within the settlement that could support some additional growth. It also has a number of community facilities and a reasonable level of green/open spaces, which will allow communities to grow, whilst still providing access to a range of outdoor spaces within the settlement. Tonyrefail witnessed a significant amount of growth prior to and during the early years of the current LDP however this has slowed in recent years. All growth that has been accommodated within Tonyrefail has occurred, whilst respecting the character of the settlement. The settlement and its surrounding area would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Treorchy:



The settlement of Treorchy solely comprises the ward of Treorchy (inclusive of Cwmparc and Ynyswen) and has a total population of 7,691 (ONS, 2019). The 2011 census indicates that 14.5% of the population within the settlement speak Welsh however it is acknowledged that this figure may have changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts a Welsh language primary, Ysgol Gynradd Gymraeg Ynyswen, in addition to the English medium schools of Parc Primary, Treorchy Primary and Treorchy Comprehensive School.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 78 dwellings. This is approximately 1.07% of all dwellings built within the County Borough over the same period. The largest of these developments were windfall sites at Red Cow Public House site, 57A High Street, Treorchy (Cwrt Mynydd) for 12 dwellings and 9 dwellings involving the conversion of the Church of the Immaculate Conception, Glyncoli Road.

The settlement of Treorchy has a retail centre within its boundary. Treorchy was designated as a Key Settlement in the retail and settlement hierarchies, owing to its size and position within the Rhondda Valley. The retail centre of Treorchy is one of the larger Key Settlements containing 120 units; the breakdown of use classes within the retail centre is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Treorchy | 2022 (Jun) | A1 | 67 | 55.83% |
| | | A2 | 12 | 10.00% |
| | | A3 | 23 | 19.17% |
| | | B1 | 3 | 2.50% |
| | | D1 | 5 | 4.17% |
| | | D2 | 1 | 0.83% |
| | | Sui Generis | 7 | 5.83% |
| | | Vacant | 2 | 1.67% |

The retail offer within Treorchy boasts thirteen national retails, alongside a significant number of smaller, family-run businesses. The centre is well located in terms of its access to public transport and provides key services and facilities to the residents of the Treorchy settlement and surrounding areas. The services and facilities present will be elaborated upon further, as part of the Settlement Assessment at Appendix 2. The settlement of Treorchy is supported by a two small supermarkets within the retail centre in the form of the Co-op and Iceland.

The settlement of Treorchy also hosts a number of medical facilities including the Ysbyty George Thomas Community Hospital and a number of GP and dental surgeries. The hospital and dental surgeries have a significantly larger catchment area than simply the Treorchy settlement, with residents of nearby Treherbert and Ystrad regularly utilising these facilities. This emphasises Treorchy's status as a Key Settlement in both the retail and settlement hierarchies.

There are four Employment Land Bank sites fully within the settlement of Treorchy, these include the undeveloped allocation at Cae Mawr Industrial Estate, in addition to the existing sites of Treorchy Industrial Estate, Ynyswen Industrial Estate and Abergorki Industrial Estate (inclusive of Parc Busnes Treorci). All estates are situated directly off or very close to the main road through the Rhondda Fawr. The sites have reasonably low vacancy rates although the quality of the buildings differ significantly between the sites.

Treorchy has a small number of areas of recreational and open space in close proximity to the existing residential areas. The main park within the area is the Cae Mawr Oval including playing fields and rugby/cricket pitches. The settlement also hosts the Treorchy Cemetery, in addition to two large informal areas of open space at Cwmparc and land to the rear of Park Road/Railway Terrace.

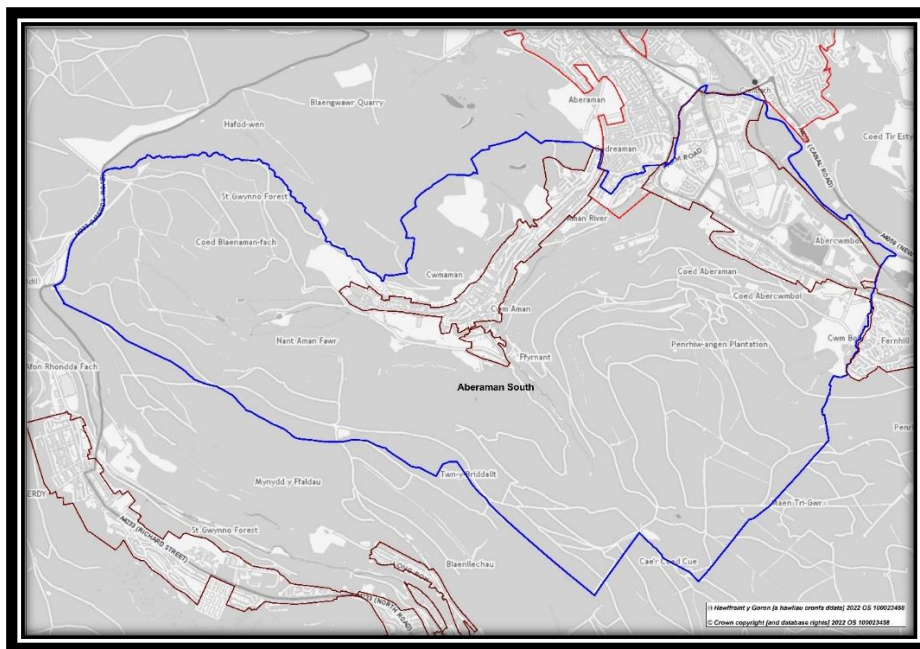
Treorchy has a number of community groups within the settlement, inclusive of a bowling club, a tots and junior rugby team, a senior rugby team, a basketball group

and a local football club, running from age 3 to adult. Furthermore, the Council has recently constructed a cultural community hub in Treorchy, which allows the Council and its partners to offer a range of programmes and activities designed to meet the needs of the local community. All such activities contribute towards social capacity building and help to realise the aspirations within and between these communities.

Overall, Treorchy is a sustainable settlement with good levels of public transportation and active travel links, ensuring that it is not a car-dependent area. There are a number of services and facilities within the settlement that could support some additional growth within the area, subject to land/capacity constraints. It also has a number of community facilities and green/open spaces, which will allow communities to grow, whilst still providing access to a range of outdoor spaces within the settlement. Treorchy has witnessed a steady level of growth since the beginning of the current LDP period (2006-2021) however all growth has occurred, whilst respecting the character of the settlement. The settlement and its surrounding area would however need to see a vast improvement in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Smaller Settlements:

Abercwmboi/Cwmaman:



The settlement of Abercwmboi/Cwmaman is comprised of the former Aberaman South ward. The settlement has a total population of 4,939 (ONS, 2019). The 2011 census indicates that 9.3% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts three English medium primary schools, these being Oaklands Primary, Capcoch Primary and the new Cwmaman Primary School, which opened its doors in 2018/2019, replacing two existing schools

within the village. There are no secondary schools within the ward meaning pupils have to travel to the neighbouring settlement of Aberdare for secondary school provision.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 189 dwellings. This is approximately 2.60% of all dwellings built within the County Borough over the same period. The most significant developments have been for large windfall sites including land at the former Abercwmboi Rugby Club/Land at Heol Ty, which has been undertaken in three phases with 132 of the 137 dwelling permitted, now complete. Additionally, the 16 dwellings permitted at Bronallt Terrace have been complete and works are underway on the allocated site at Godreaman with the first phase complete. As alluded to above, the settlement has also witnessed the development of a £7.2m state-of-the-art 21st Century primary school (Cwmaman Primary), which includes facilities such as a MUGA (multi-use games area), sports pitches, an equipped playing area and a community meeting room.

The settlement of Abercwmboi/Cwmaman does not contain a designated retail centre however there are a number of shops and facilities within the ward. The village of Cwmaman includes: A Premier convenience store, a small village shop, a Chinese takeaway, a hairdresser, a community centre, a public house and the Glynhafod Social Club. The Cwmaman Institute and theatre is also within the settlement, which has a significant cross-boundary draw with productions from neighbouring local authorities taking place here. The Village of Abercwmboi hosts a car sales and repair garage, a Chinese takeaway, a tandoori takeaway/fish and chip shop, a Lifestyle Express convenience store with post office, a public house, a coffee shop and a social club. Both villages are supported by a Home Bargains store, alongside Abercwmboi Rugby Football Ground and Club.

Whilst the settlement of Abercwmboi/Cwmaman does have two GP surgeries of its own, a large proportion of the population are reliant on the medical services and facilities available in the nearby Aberdare settlement.

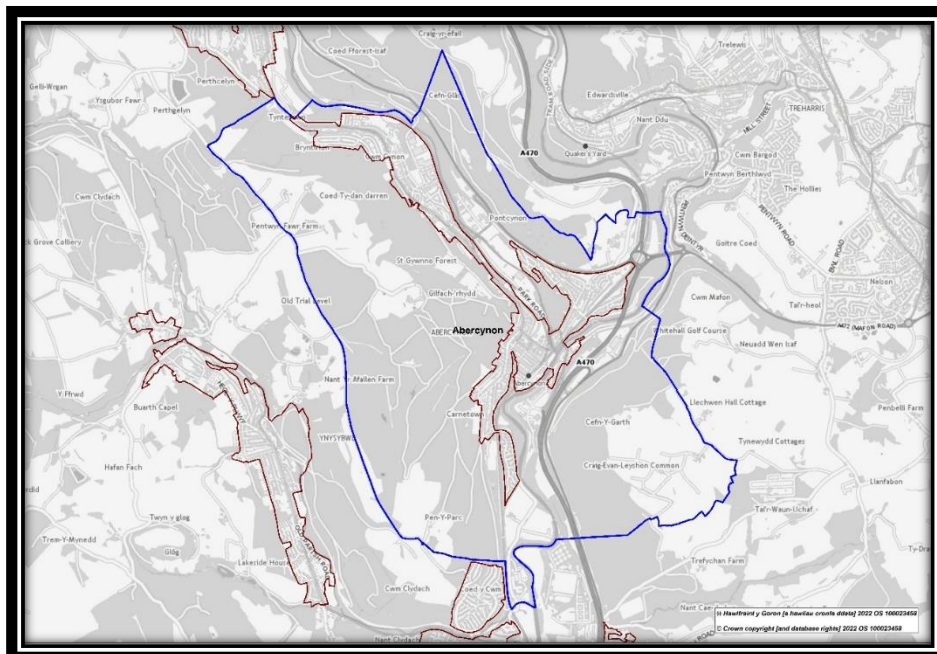
There are five Employment Land Bank sites within the settlement of Abercwmboi/Cwmaman, these include the undeveloped allocation (part of the former Phurnacite Strategic Site) at the vacant plateau of Aberaman Industrial Estate, in addition to the four existing sites of Aberaman Park Industrial Estate. These estates are a major employer for many residents of the Aberdare area. It is worth noting that the estate contains the large retail store What!, in addition to the Aberdare sorting office and a large soft play centre. All estates are situated very close to the A4059, train station and on a bus route. The existing sites have reasonably low vacancy rates, although the quality of the buildings differ quite significantly between the sites.

The Abercwmboi/Cwmaman ward has a number of areas of formal and informal open and play space. The main recreational areas within the ward are the Cwmaman Lido/playing field, and equipped play parks in both villages. Furthermore, Cwmaman has a significant amount of informal open space throughout the village running from Brynmair Road all the way to the top of Glynhafod. There are also sporting facilities in the form of Aberdare Town Football Club and Aberdare Rugby Club rugby grounds, including a 3G pitch. The rugby club contains state-of-the-art facilities following Davies Homes acquiring the former site for housing and building the facility on the adjacent

land. The existing community facilities and greenspaces within the settlement should be able to accommodate some growth within the area, if required.

Overall, the settlement has good public transport and active travel links. Frequent bus services run through the area, with the nearest railway stations located in Cwmbach and Aberdare; both are accessible by bus from Abercwmboi/Cwmaman. As with the larger settlements, this settlement would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Abercynon:



The settlement of Abercynon solely comprises the Abercynon ward, inclusive of the villages of Tyntetown, Bryntirion, Ynysboeth, Pontcynon and Abercynon. The settlement has a total population of 6,492 (ONS, 2019). The 2011 census indicates that 9.0% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts a Welsh medium primary school, Ysgol Gynradd Gymraeg Abercynon, as well two English language primary schools, these being Ynysboeth Primary and Abercynon Community Primary. There are no secondary schools within the ward meaning pupils have to travel to neighbouring settlements, such as Mountain Ash, for English secondary provision or Pen-y-waun/Church Village for Welsh secondary provision.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 168 dwellings. This is approximately 2.30% of all dwellings built within the County Borough over the same period. The most significant developments have been for large windfall sites including the former Clare's Equipment Factory site in Ynysboeth, for 64 dwellings, as well as 19 dwellings at Pen Parc View (Grover's Road) and 18 dwellings

at the former Junction Hotel site. In 2013, the new Abercynon Community School opened, alongside the new community centre, public library, MUGA sports pitch and hard and soft play areas. The school replaced the former Abercynon Infants, Abertaf Primary and Carnetown Primary schools with state-of-the-art facilities and the library and community centre further facilitate adult learning and youth services. The school also has special educational needs provision. The project was complete to BREEAM Excellent standard by Willmott Dixon and contains a biomass boiler with under floor heating.

The settlement of Abercynon has a retail centre within its boundary, which is designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its size and position within the Cynon Valley. The retail centre consists of 54 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Abercynon | 2022 (Jun) | A1 | 26 | 46.43% |
| | | A2 | 2 | 3.57% |
| | | A3 | 12 | 21.43% |
| | | D1 | 1 | 1.78% |
| | | Sui Generis | 3 | 5.36% |
| | | Vacant | 12 | 21.43% |

The retail offer within Abercynon boasts two national retailers in the form of Ladbroke's and a Costcutters convenience store, alongside a regional pharmacy and a number of smaller, family-run businesses. The centre is well located in terms of its access to public transport and provides a number of services and facilities to the residents of the Abercynon and the surrounding areas. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment. The settlement does not have a supermarket and therefore residents must either travel into the Pontypridd settlement to use the large Sainsbury's supermarket or into Cwmbach or Aberdare for Asda and Tesco respectively.

Abercynon also hosts medical facilities in the form of a dental practice and doctor's surgery however some residents also utilise medical facilities in nearby settlements also.

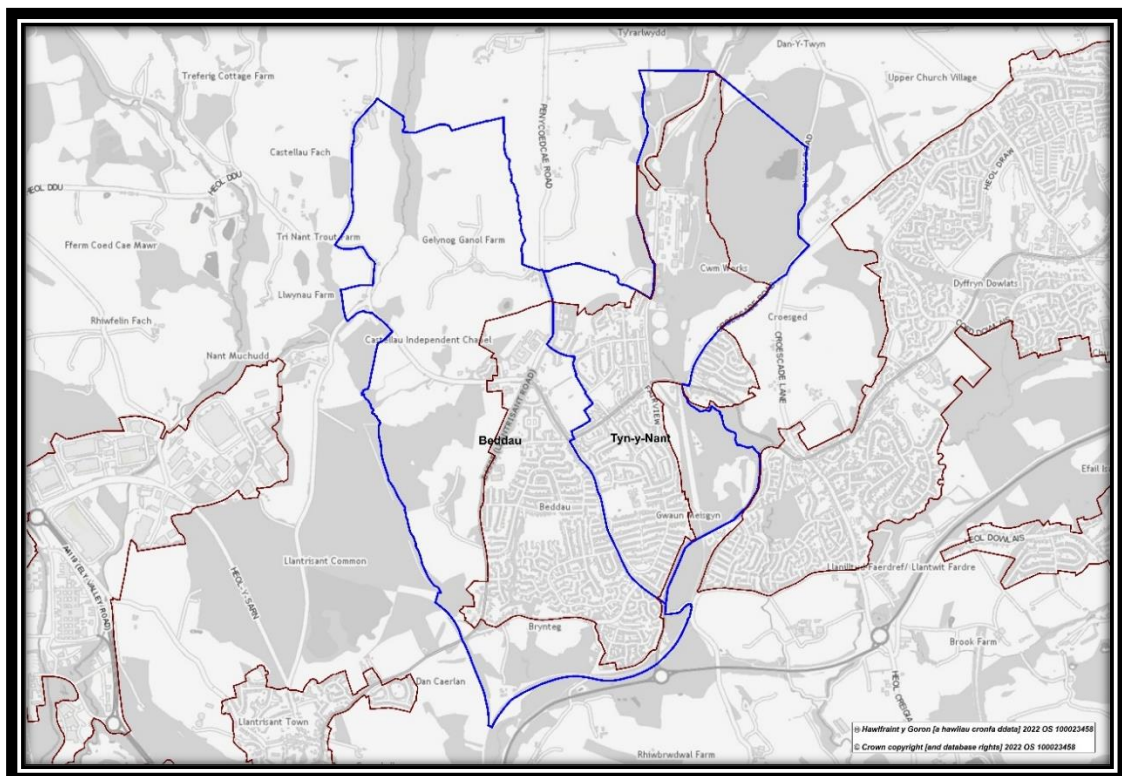
Further, the Abercynon ward hosts five existing employment land bank sites, these being the AB Electronics Factory in Ynysboeth, Pontcynon Industrial Estate, Offices at Ty Trevithick, Trade Centre Wales (at the former SPS Gooden Sanken site) and Navigation Park. These estates are all situated directly off the A4059, which is the main road leading to the A470 trunk road from Aberdare. Navigation Park has its own exit from the north-bound carriageway of the A470 also. The sites have reasonably low vacancy rates on the whole, although the quality of the buildings differ significantly between sites.

The Abercynon ward has a number of areas of formal and informal open and play space. The main recreational areas within the ward are the playing fields, play area,

cricket square, MUGA pitch, paddling pool and football pitches at Abercynon Sport Centre, alongside the Ynysboeth play area and outdoor sports courts. Other facilities include the Abercynon RFC Rugby grounds and Carnetown recreation grounds, play area and playing fields. There are also two designated play areas off Martin's Terrace and Lock Street respectively, as well as the Abercynon Cemetery, located off Abercynon Road/Cemetery Road. The existing community facilities and greenspaces within the settlement should be able to accommodate some growth within the area, if required.

Additionally, the settlement has good public transport and active travel links. Frequent bus services run through the area and the settlement hosts a railway station with onward services to Aberdare, Pontypridd, Merthyr Tydfil, Cardiff, Bridgend, Treherbert and Barry. As with the larger settlements, this settlement would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Beddau:



The settlement of Beddau comprises the wards of Beddau and Tyn-y-Nant, inclusive of the villages of Beddau, Brynteg and Tynant. The settlement has a total population of 7,855 (ONS, 2019). The 2011 census indicates that 12.6% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts Welsh medium primary schools in the form of Ysgol Gynradd Gymraeg Garth Olwg and Ysgol Gyfun Castellau. The settlement also hosts two English medium primary schools, Llwynocrwn Primary School and Gwaunmeisgyn

Primary. English medium secondary provision is available within the settlement at Bryncelynnog Comprehensive however the nearest Welsh medium secondary provision is in the nearby ward of Church Village (Garth Olwg).

Since c. 2005-2006 (to 2021), the settlement has seen the development of 192 dwellings. This is approximately 2.64% of all dwellings built within the County Borough over the same period. The most significant of these has been the housing allocation South of Brynteg Court, which was for 142 dwellings. Although there was also a development of 39 affordable dwellings at Cwrt Castellau, which was an exception site for affordable housing in the countryside. The settlement also hosts the Council owned Gypsy and Traveller site, which has six pitches that were fully refurbished in 2011 including high specification utility blocks. Most of the pitches have remained occupied since the renovation however the small number of vacancies that have occurred have been reallocated to families via the Common Housing Register.

The settlement of Beddau has the Tyn-y-Nant retail centre within its boundary, which is designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its size and position within the Southern Strategy Area. The retail centre consists of 13 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Tyn-y-Nant | 2022 (Jun) | A1 | 6 | 46.15% |
| | | A2 | 1 | 7.69% |
| | | A3 | 3 | 23.07% |
| | | B1 | 1 | 7.69% |
| | | Sui Generis | 2 | 15.38% |
| | | Vacant | 0 | 0.00% |

The retail offer within Beddau consists of a small Co-op supermarket, alongside a regional pharmacy and a number of smaller, family-run businesses. The centre is well located for residents, allowing them to sustainably utilise local services and facilities. Those services and facilities present will be elaborated upon further, as part of the Settlement Assessment at Appendix 2. The settlement does not have a supermarket and therefore residents must travel to the nearby settlement of Talbot Green (Tesco, Aldi) to use such facilities.

Beddau and Tyn-y-Nant also have a small number of medical facilities to support the local community inclusive of doctor's surgeries and a dental practice.

Further, the settlement of Beddau hosts an existing employment land bank site, in the form of the allocated employment element of the Cwm Coking Works Strategic Site. This one-hectare site remains undeveloped.

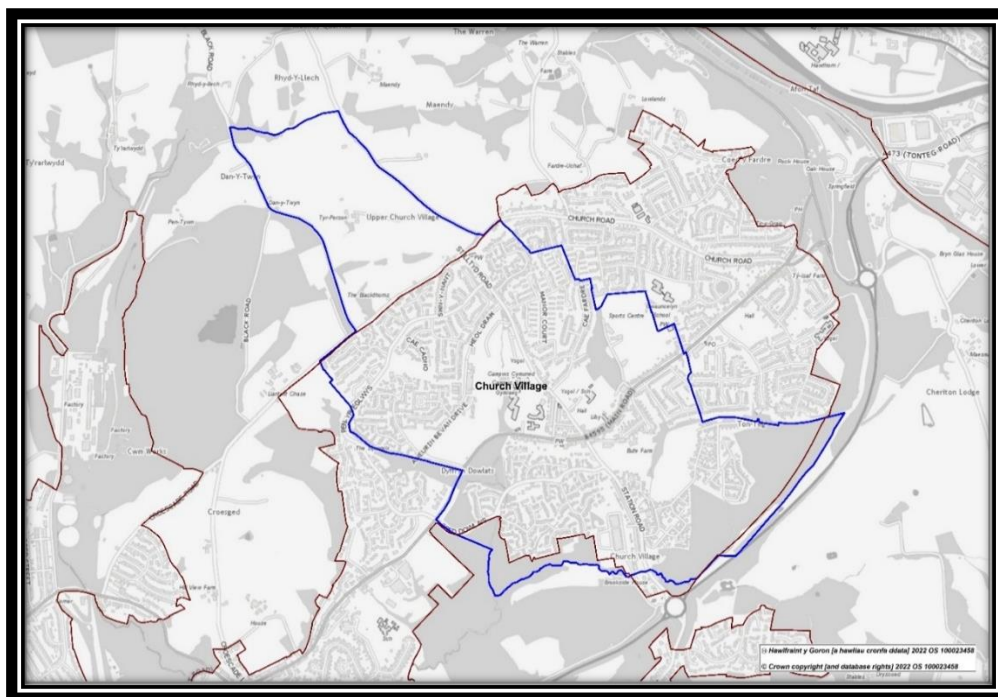
The settlement of Beddau has a small number of areas of formal and informal open space. The main recreational areas within the settlement include Yorkdale recreation area and playing field, as well as the large Mount Pleasant Park, which hosts a number of facilities such as a skate park, tennis courts, equipped play area, training area,

playing fields and a lawn bowls green. There are also a small number of other areas of informal open space throughout the settlement including useable small grass verged areas at street level. The existing community services, facilities and greenspaces within the settlement should be able to accommodate some growth within the area, if required however in line with guidance, the Council should seek to increase the amount of greenspace within the area.

Further, Beddau has a library, which is run by volunteers via grant funding. A number of groups within the area utilise this facility, in addition to the existing community centre. Beddau has a number of community groups including Scouts, Brownies/Rainbows, play groups and church groups. All of these help to foster social cohesion and realise community aspiration.

Additionally, the settlement has good public transport and active travel links. Frequent bus services run through Beddau, which link to the Llantrisant settlement and the wider area. As with the larger settlements, this settlement would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Church Village:



The settlement of Church Village solely comprises the Church Village ward, inclusive of the villages of Church Village, Upper Church Village and Dyffryn Dowlais. The settlement has a total population of 6,097 (ONS, 2019). The 2011 census indicates that 19.4% of the population within the settlement speak Welsh, which is the highest percentage of Welsh speakers within RCT. The settlement hosts Welsh medium primary and secondary schools in the form of Ysgol Gynradd Gymraeg Garth Olwg and Ysgol Gyfun Garth Olwg. The settlement also hosts an English medium primary, Llanilltud Faerdref Primary School, although English medium secondary provision is

not available within the ward and is instead located in the nearby wards of Hawthorn or Beddau.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 504 dwellings. This is approximately 6.92% of all dwellings built within the County Borough over the same period. The most significant of these has been the housing allocation South of the Ridings, Duffryn Bach Farm, Phase 1 and Phase 2, which were for 108 and 168 dwellings respectively. In 2006, RCT granted planning permission for the construction of a £90m bypass in Church Village. The road is 7km long and has both single and dual carriageways. The First Minister for Wales opened the bypass on the 07th September 2010; with the road operational, it has reduced traffic on the A473 by c. 70%.

The settlement of Church Village has a retail centre within its boundary, which is designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its size and position within the Southern Strategy Area. The retail centre consists of 25 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Church Village | 2022 (Jun) | A1 | 6 | 24% |
| | | A2 | 2 | 8.0% |
| | | A3 | 7 | 28.0% |
| | | B1 | 0 | 0.0% |
| | | B8 | 1 | 4.0% |
| | | D1 | 2 | 8.0% |
| | | D2 | 1 | 4.0% |
| | | Sui Generis | 3 | 12% |
| | | Vacant | 3 | 12% |

The retail offer within Church Village consists of a Well pharmacy and Lloyd's Bank, alongside a number of smaller, family-run businesses. The centre is well located in terms of its access, being on the crossroads of the main roads running through the settlement, it is also quite central within the village. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment at Appendix 2. The settlement does not have a supermarket and therefore residents must either travel into the Pontypridd settlement to use the large Sainsbury's supermarket or into Hawthorn (Tesco) or nearby Talbot Green (Tesco, Aldi).

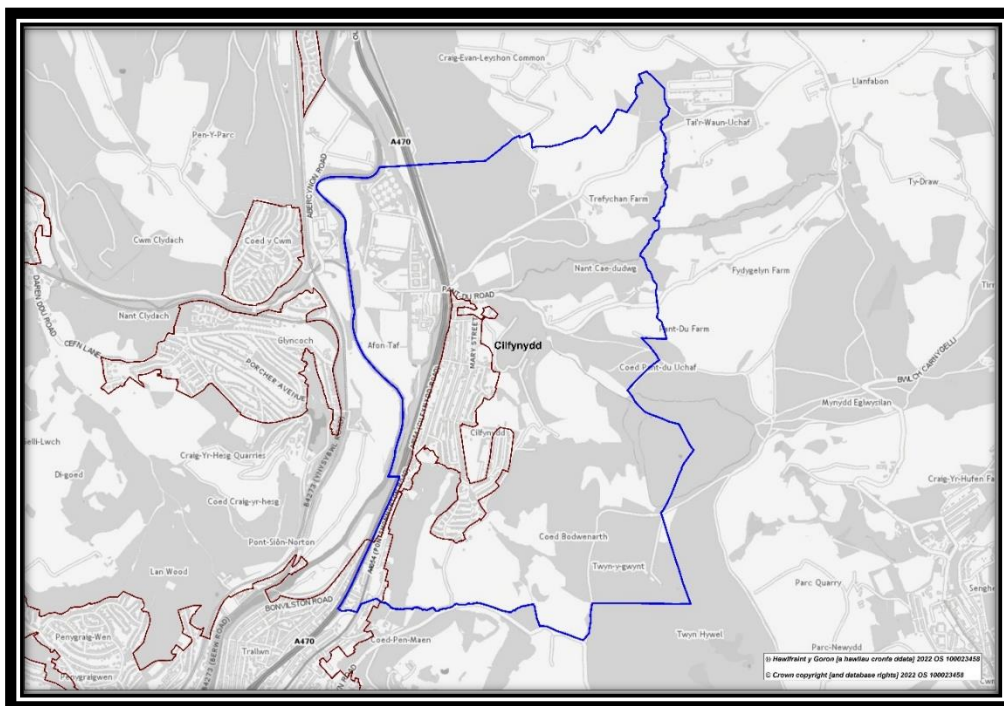
Church Village also has a small number of medical facilities to support the local community inclusive of doctor's surgeries and a dental practice.

Further, the Church Village settlement hosts an existing employment land bank site, in the form of the 'Control Centre' offices, off the B4595, which links directly to the Church Village bypass with onward links to the M4 motorway. The site has been fully occupied since its entry into the Council's employment land bank.

The Church Village ward has a number of areas of formal and informal open space. The main recreational areas within the ward include the Central Park cricket grounds and playing fields, the Cae Fardre play pitch, the Fox Fields play area, the Butterfly Close play area and the play area at Aneurin Bevan Drive. There are also a small number of other areas of informal open space throughout the settlement including a large area of informal open space beyond Upper Church Village and small grass verged areas at street level. The existing community services, facilities and greenspaces within the settlement should be able to accommodate some growth within the area, if required. In line with national guidance however the Council should seek to increase the amount of greenspace within the area.

Additionally, the settlement has reasonable public transport and active travel links. Bus services run through Church Village, which link to Pontypridd, Llantrisant, Talbot Green and the wider area. As with the larger settlements, this settlement would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Cilfynydd:



The settlement of Cilfynydd solely comprises the Cilfynydd ward. The settlement has a total population of 2,890 (ONS, 2019). The 2011 census indicates that 12.9% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government’s push for one million Welsh speakers by 2050. The settlement hosts a Welsh medium primary school, Ysgol Gynradd Gymraeg Pont Sion Norton, as well as an English medium primary, Cilfynydd Primary School and an English medium secondary, Pontypridd High School.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 13 dwellings. This is approximately 0.18% of all dwellings built within the County Borough over the same period. There have not been any significant developments in the settlement, with all developments being small windfall sites for one, two or three dwellings per application. Further, the Albion lower tips land reclamation scheme in Cilfynydd was complete during the existing plan period.

The settlement of Cilfynydd does not contain a designated retail centre however there are a number of shops and facilities within the ward including: a coffee shop, a café, takeaways, two repair garages, a convenience store, a hairdresser and a Post Office. There is no supermarket within the Cilfynydd ward and therefore individuals must travel to the neighbouring ward of Trallwng to use the Sainsbury's store or into the Rhondda ward for the smaller Lidl supermarket, both of which are in the settlement of Pontypridd.

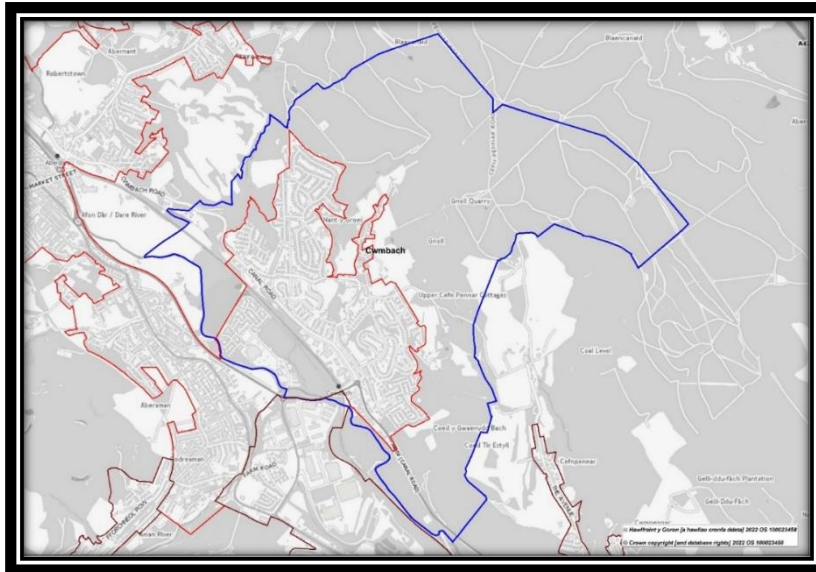
Cilfynydd has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents have to utilise dental and other services in nearby settlements, with Pontypridd being the nearest settlement for many such facilities.

Further, the Cilfynydd ward hosts an existing employment land bank site, in the form of the Albion Industrial Estate, off the A4054, which links close to the A470 trunk road. The site has a reasonably low vacancy rates however the quality of the buildings varies across the site.

The Cilfynydd ward has a small amount of formal and informal open space. The main recreational areas within the ward are the Cilfynydd recreational area and playing fields, as well as the Oakland Terrace playing fields and equipped play area. There are a small number of other areas of informal open space throughout the settlement including small useable grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Additionally, the settlement has reasonable public transport and active travel links. Bus services run through Cilfynydd, which link to Pontypridd, Cardiff, Brynmawr, Talbot Green and the wider area, with the nearest train stations located in Pontypridd and Abercynon. As with the larger settlements, this settlement would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Cwmbach:



The settlement of Cwmbach solely comprises the Cwmbach ward. The settlement has a total population of 5,219 (ONS, 2019). The 2011 census indicates that 10.6% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts two English language primary schools, these being Cwmbach Church in Wales Primary and Cwmbach Primary School. There are no secondary schools within the ward meaning pupils have to travel to the neighbouring settlement of Aberdare for secondary school provision.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 499 dwellings. This is approximately 6.85% of all dwellings built within the County Borough over the same period. The most significant developments have been for large windfall sites including Tirfounder Fields, Aberaman delivering 215 dwellings and Three Oaks, Rose Row delivering 216 dwellings. The settlement has also witnessed the development of a small Co-op supermarket (1,305m²), as well as the Costa unit on Tirfounder Fields, which has approximately 191m² floorspace.

The settlement of Cwmbach does not contain a designated retail centre however there are a number of shops and facilities within the ward including: A Lifestyle Express convenience store with post office, a Spar, a Premier convenience store, a newsagent, a Chinese takeaway, a fish and chip shop, a public house with restaurant and a pharmacy.

Cwmbach has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Aberdare.

The Cwmbach ward is supported by a large supermarket at Tirfounder Fields, in the form of Asda, it also has a smaller Co-op supermarket immediately off Canal Road. The Tirfounder Fields area has a number of other facilities, including: Farmfoods, an

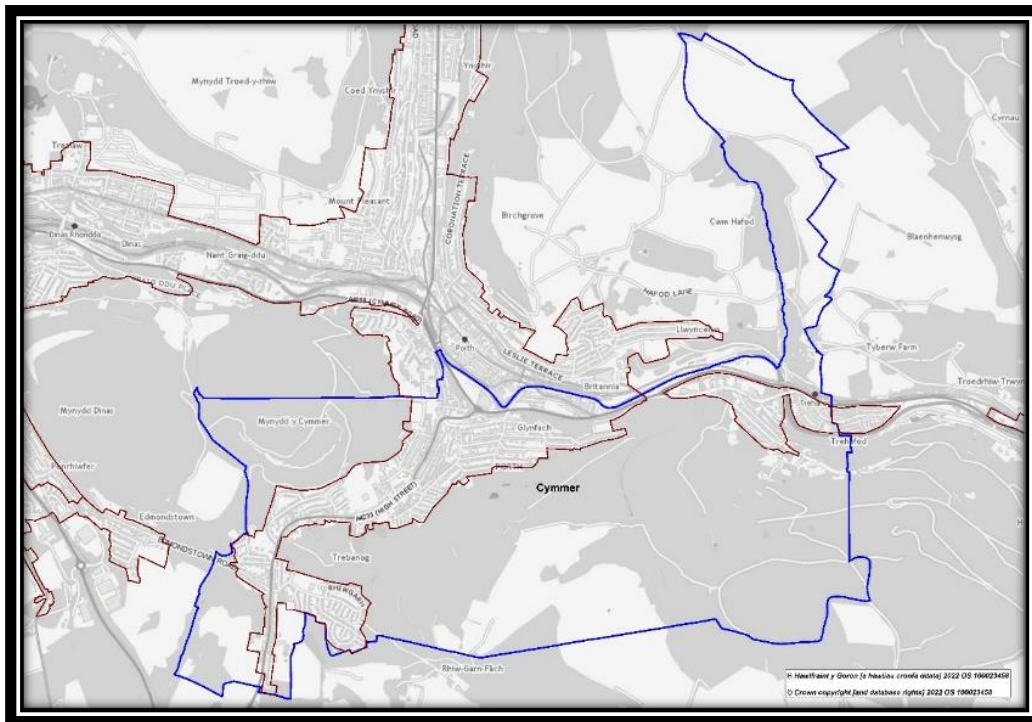
Asda Petrol Station, Costa, Greggs, Halfords, Dominos, the Bernardo's Charity Shop and Donation Centre, Premier Inn, Brewer's Fayre and KFC. The ward also has the Cwmbach British Legion Club and a small village hall.

Further, the Cwmbach ward hosts two existing employment land bank sites, these being Cwmbach Industrial Estate and the Estate South of the Roundabout off Canal Road. Both estates are situated off the A4059, which is the main road leading to the A470 trunk road from Aberdare. The sites have reasonably low vacancy rates however the quality of the buildings differ significantly, although it should be noted that two units on Cwmbach Industrial Estate recently suffered significant fire damage.

The Cwmbach ward has a number of areas of formal and informal open space. The main recreational areas within the ward are the Blaennantygroes recreational ground including an equipped play park, football field and playing fields, alongside the Crown (equipped) play area, located behind Cwmbach Church in Wales Primary School. A large informal area of open space exists in the middle of the village, known locally as 'The Lambeth', connecting residents of the Canal Road areas with a convenience store and post office a short walk away. There are also a small number of other areas of informal open space throughout the settlement including small grass verged areas at street level. The existing community services, facilities and greenspaces within the settlement should be able to accommodate some growth within the area, if required however in line with guidance, the Council should seek to increase the amount of greenspace within the area.

Additionally, the settlement has excellent public transport and active travel links. Bus services run through the village, which links to Aberdare bus and train station and the surrounding area. Cwmbach also has its own train station, which is accessible on foot/bicycle or by bus. As with the larger settlements, Cwmbach would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles, scheduled for 2030.

Cymmer:



The settlement of Cymmer solely comprises the Cymmer ward inclusive of the villages of Cymmer, Trehafod, Trebanog, Glynfach and Britannia and has a population of 5,594 (ONS, 2019). The 2011 census indicates that 9.2% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement has a Welsh medium secondary school, Ysgol Gyfun Y Cymer Rhondda, as well as two English medium primary schools, Hafod Primary and Cymmer Primary School. English secondary and Welsh primary education are available in the neighbouring ward of Porth.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 50 dwellings. This is approximately 0.69% of all dwellings built within the County Borough over the same period. There have not been any significant developments in the settlement, with all developments being small windfall sites, the largest of these being nine dwellings at the site of the former Trehafod Hotel, Trehafod Road and eight dwellings at the former Garth Hall, Catherine Crescent.

The settlement of Cymmer has a retail centre within its boundary, with Trebanog designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its significance to existing residents. The Porth retail centre, designated as a Key Settlement, spills into the Cymmer ward with the Morrison's supermarket being the only retail unit in the centre within the adjacent Cymmer ward. The Trebanog retail centre consists of seven units with the breakdown of use classes as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Trebanog | 2022 (Jun) | A1 | 2 | 28.56% |
| | | A2 | 0 | 0% |
| | | A3 | 1 | 14.29% |
| | | Vacant | 4 | 57.14% |

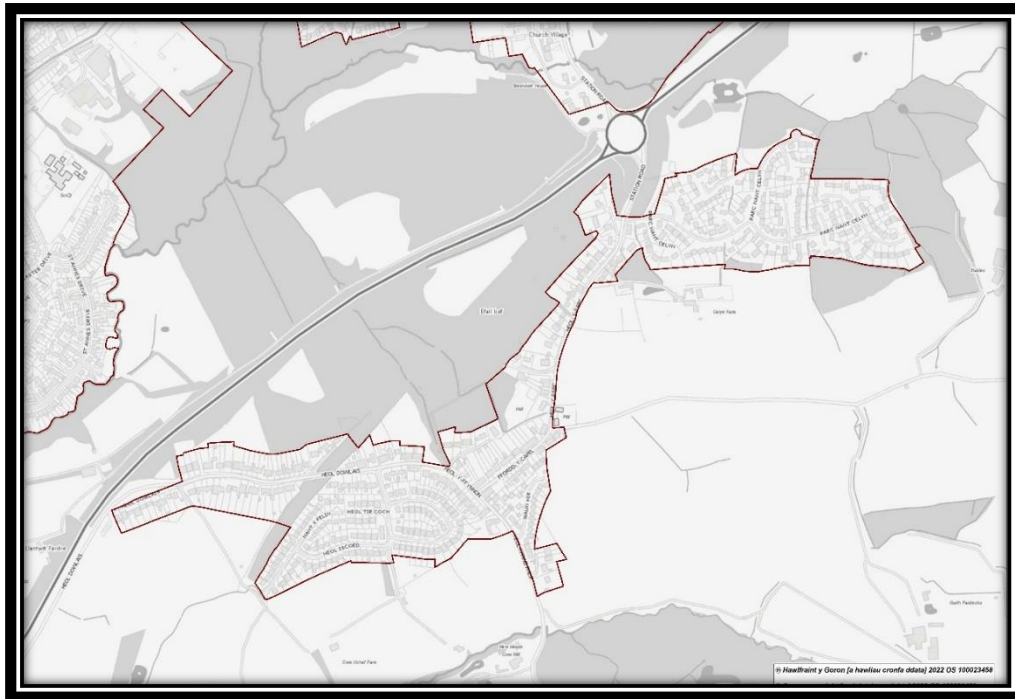
The retail centre is comprised of a convenience store, Ladbrokes betting office, public house and Post Office. The centre has a very small number of facilities for the residents of Trebanog however most would need to travel down to Porth, in order to meet the majority of their day to day needs. The topography of the settlement emphasises the importance of these facilities, as the gradient down towards Porth is incredibly steep, making walking unfeasible for many. Additionally, there are no employment land bank sites within the Cymmer ward.

Cymmer has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Porth.

The Cymmer ward has a small amount of formal and informal recreation areas and open spaces within the settlement. The main recreational areas include the Cymmer playing field and football pitch, alongside the Trebanog playing field and football pitch. There are a small number of other areas of informal open space throughout the settlement including small useable grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the area.

Additionally, the settlement has reasonable public transport and active travel links. Bus services run through Cymmer, which link to Tonyrefail, Pontypridd, Llantrisant/Talbot Green and the wider area, with the nearest train stations located in Porth. As with the larger settlements, Cymmer would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Efail Isaf:



The settlement of Efail Isaf is within the ward of Llantwit Fardre but does not include the settlement of Llantwit Fardre, which is also within the Llantwit Fardre ward. The settlement of Llantwit Fardre is dealt with below, separately. The Efail Isaf settlement has a total population of 1,218 (ONS, 2019). The 2011 census indicates that 17.2% of the population within the settlement speak Welsh however this also includes the settlement of Llantwit Fardre, as the data on the percentage of Welsh speakers is only available at ward level. The settlement does not have any schools within it however the English medium Maesybryn Primary is located within the Llantwit Fardre settlement. Welsh medium provision (primary and secondary) is available in the neighbouring ward of Church Village, whilst the closest English medium secondary school is in the nearby ward of Beddau.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 14 dwellings. This is approximately 0.19% of all dwellings built within the County Borough over the same period. There have not been any significant developments in the settlement, with all developments being small windfall sites for one to three dwellings per application.

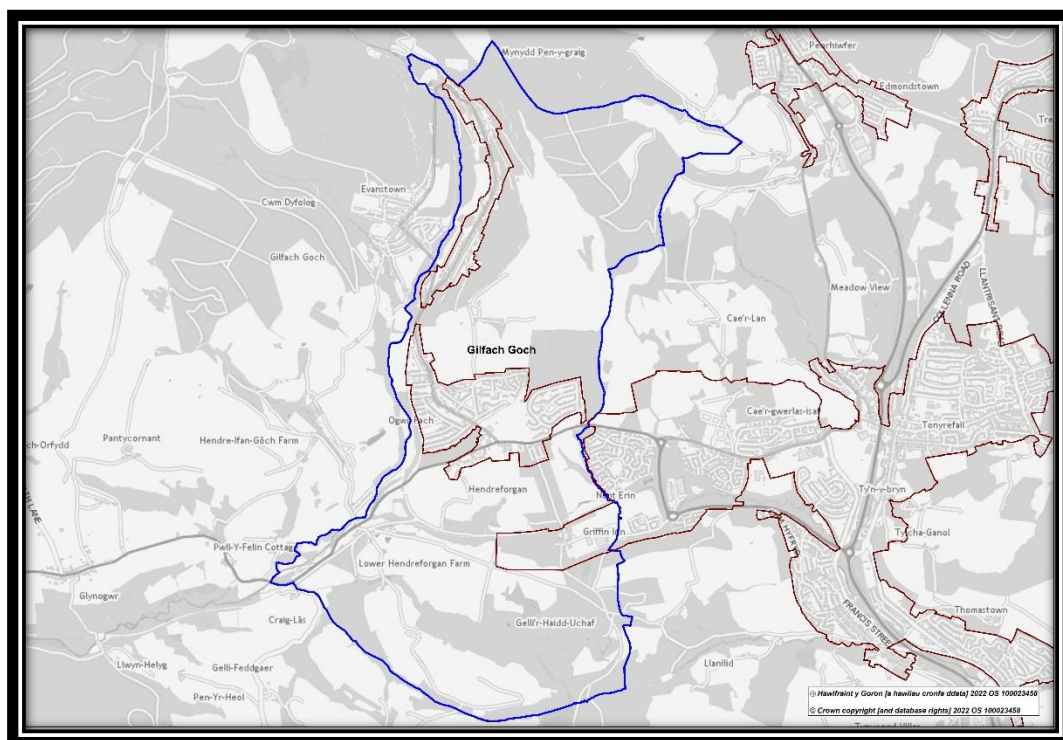
The settlement of Efail Isaf does not contain a designated retail centre however there are a number of shops and facilities within the ward including: an animal feed store, a public house and a village shop with a weekly Post Office stop (Mondays). It should also be noted that the settlement of Efail Isaf does not have any employment land bank sites within it.

Furthermore, Efail Isaf does not have any medical facilities available within the settlement making residents reliant on neighbouring settlement to access such services and facilities.

The settlement of Efail Isaf has a very small amount of formal and informal recreation spaces. The main recreational areas include the Efail Isaf play and 'kick about' area and an informal area of open space beyond Parc Nant y Celyn. The Council, in line with guidance, should seek to increase the amount of greenspace within the area.

Additionally, the settlement has public transport and active travel links, with bus services running through Efail Isaf, which link to Pontypridd, Llantrisant/ Talbot Green and the wider area. As with the larger settlements, Efail Isaf would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Gilfach Goch:



The settlement of Gilfach Goch solely comprises the Gilfach Goch ward, including the villages of Gilfach Goch and Hendreforgan. The settlement has a total population of 3,466 (ONS, 2019). The 2011 census indicates that 8.6% of the population within the settlement speak Welsh, this is the joint lowest percentage (with Trealaw) of any ward within Rhondda Cynon Taf. The settlement hosts only one school, that being the English medium Hendreforgan Primary School. English secondary provision and Welsh primary provision are available in the neighbouring settlement of Tonyrefail, whilst Welsh secondary provision is available in the nearby Cymmer ward.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 80 dwellings. This is approximately 1.10% of all dwellings built within the County Borough over the same period. The most significant of these developments was a large windfall site for 61 dwellings at Heathlands East.

The settlement of Gilfach Goch does not contain a designated retail centre however there are a number of shops and facilities within the ward including: a convenience store with post office, takeaways, a health centre with pharmacy and a hairdresser.

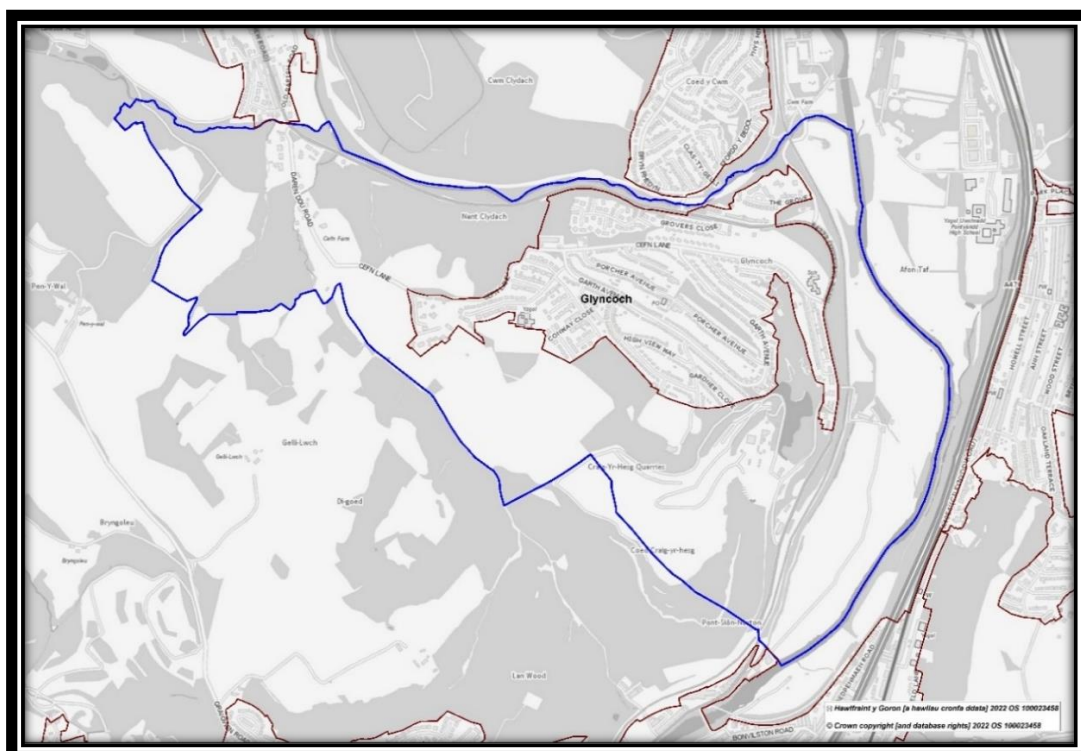
Gilfach Goch does however have a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Tonyrefail.

The settlement hosts an existing employment site, Parc Eirin including Ensinger. The site is well located, with excellent strategic access and has the potential to develop further.

The settlement of Gilfach Goch has a very small amount of formal and informal recreation spaces. The main recreational area is the Hendreforgan recreational area and playing fields. There are also a small number of other areas of informal open space throughout the settlement including small grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the area.

Additionally, the settlement has public transport and active travel links, with bus services running through Gilfach Goch, which link to Pontypridd, Tonyrefail, Llantrisant, Talbot Green and the wider area. As with the larger settlements, Gilfach Goch would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Glyncŏch:



The settlement of Glyncoch solely comprises the Glyncoch ward. The settlement has a total population of 3,014 (ONS, 2019). The 2011 census indicates that 11.7% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts two English medium primary schools, these being Cefn Primary and Craig-yr-Hesg Primary School. There are no English medium secondary schools or Welsh medium schools within the ward however there is Welsh primary provision and an English comprehensive in the neighbouring ward of Cilfynydd.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 14 dwellings. This is approximately 0.19% of all dwellings built within the County Borough over the same period. There have not been any significant developments in the settlement, with all developments being small windfall sites for one or two dwellings per application. There was however one exception, with the largest development in the settlement being for four dwellings at the land west of Ashgrove.

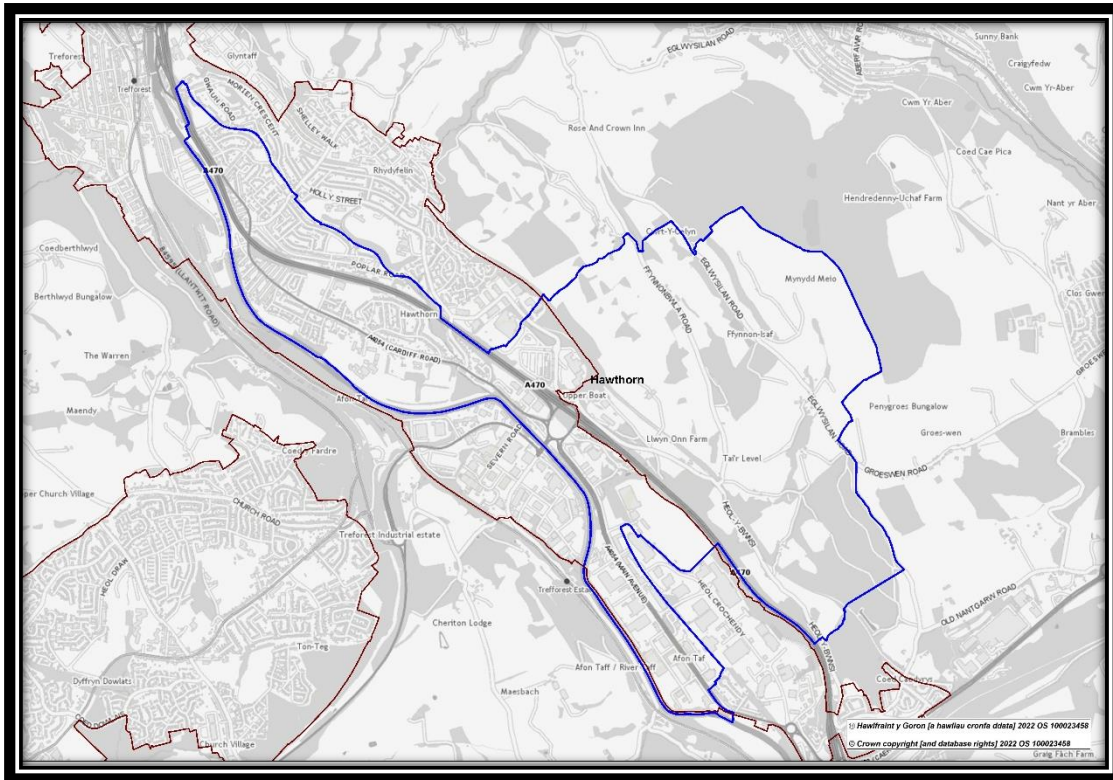
The settlement of Glyncoch does not contain a designated retail centre however there are a number of shops and facilities within the ward including: a pharmacy, an auto parts store, a community centre, a social club, a newsagent, a takeaway and an auction house. It should also be noted that the Glyncoch ward does not have any employment land bank sites within it.

Gilfach Goch does however have a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Pontypridd.

The Glyncoch ward has a small amount of formal and informal recreation areas and open spaces within the settlement. The main recreational areas include the Cefn Lane recreational area including play park and picnic area; and Glyncoch recreational ground and playing fields. There are also a small number of other areas of informal open space throughout the settlement including small useable grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the area.

Additionally, the settlement has public transport and active travel links, with bus services running through the area, linking to Ynysybwl, Pontypridd and the wider area. As with the larger settlements, Glyncoch would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Hawthorn:



The settlement of Hawthorn solely comprises the Hawthorn ward inclusive of the villages of Hawthorn and Upper Boat. The settlement has a total population of 4,116 (ONS, 2019). The 2011 census indicates that 12.0% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government’s push for one million Welsh speakers by 2050. The settlement hosts two English medium schools, Hawthorn Primary School and Hawthorn High School. There are no Welsh medium schools within the settlement however Welsh medium primary provision can be found in the neighbouring ward of Rhydyfelin and Welsh medium secondary provision is available in nearby Church Village.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 372 dwellings. This is approximately 5.11% of all dwellings built within the County Borough over the same period. The main developments within the settlement have been large windfall sites for 160 dwellings at the former Ysgol Gyfun Rhydyfelin site (College Green), as well as 70 dwellings on the land adjacent to Cymmer Crescent and 70 dwellings at Cardiff Road, Hawthorn (Dyffryn Glas). Treforest Industrial Estate, Main Avenue has received permission to act as a depot for the Metro over a five-year period, with conversion works underway to the former Treforest Textiles building. The maintenance depot is predicted to create 200 jobs in total, as the new trains roll out in 2022/2023.

The settlement of Hawthorn does not contain a designated retail centre however there are a number of shops and facilities within the ward including: a Premier convenience

store, car rental, takeaways, dental surgery, computer repair shop and a large Dunelm homeware store.

The Hawthorn ward is further supported by a large supermarket at Upper Boat/Gellihirion, in the form of a Tesco Extra, it also has a smaller Aldi supermarket, alongside Farmfoods and Iceland Food Warehouse on the Midway Retail Park. The Midway also includes a Pets at Home, Peacocks clothes store, Carpet Right, Harvey's Furniture Store and Home Bargains.

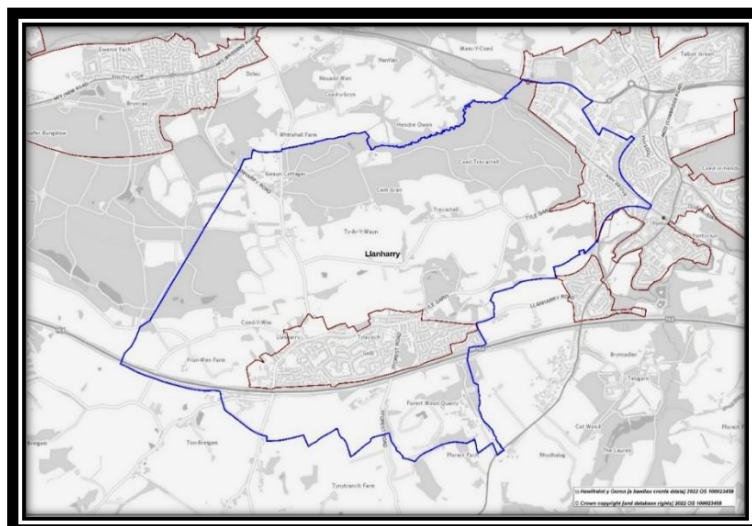
Hawthorn also has a small number of medical facilities to support the local community inclusive of doctor's surgeries and a dental practice.

Further, the Hawthorn ward hosts four employment land bank sites, the three existing sites of Treforest Industrial Estate (Main Avenue), Melin Corrwg Office Park and Upper Boat Trading Estate, alongside the undeveloped allocation known as 'land south of Gellihirion Industrial Estate'. These estates are all situated just off the A470 trunk road, boasting excellent strategic access. The three existing sites have reasonably low vacancy rates on the whole, although the quality of the buildings differ significantly.

The Hawthorn ward has a number of areas of formal and informal open space. The main recreational areas within the ward are the Hawthorn recreational ground inclusive of a training area, playing fields, footpaths and equipped play area, as well as the Upper Boat recreational area, inclusive of playing fields. There are also some smaller formal areas of open space including the 'Dog Track' and the 'Acacia field', in addition to a number of small grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the area.

Additionally, the settlement has good public transport and active travel links, with bus services running through the area, which link to Pontypridd, Treforest, Cardiff and the wider area. As with the larger settlements, Hawthorn would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Llanharry:



The settlement of Llanharry solely comprises the Llanharry ward. The settlement has a total population of 4,186 (ONS, 2019). The 2011 census indicates that 13.9% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts an English medium primary school in the form of Llanhari Primary, alongside a Welsh medium secondary school, Ysgol Gyfun Llanhari. The nearest Welsh medium primary provision is within the neighbouring ward of Brynna, which has the Welsh unit at Dolau Primary. The nearest English medium secondary provision within RCT is in the nearby ward of Talbot Green (Y Pant Comprehensive School).

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 327 dwellings. This is approximately 4.49% of all dwellings built within the County Borough over the same period. The most significant of these has been the housing allocation West of Llechau, for 88 dwellings. Additionally, the large windfall sites at Elms Farm, Phases 1 and 2, were for 78 and 77 dwellings respectively.

It should however be noted that the Ash Grove estate (including the Meadow Way/View, Tyle Garw and the Coed Meiri area of Llanharry) is more closely related to the settlement of Pontyclun. This housing estate is completely detached and isolated from the main residential area within the Llanharry ward and the new ward boundaries have rectified this issue. Therefore, the Ash Grove estate should not be construed as Llanharry in any way.

The settlement of Llanharry does not contain a designated retail centre however there are a number of shops and facilities within the ward including: Worgan's convenience store, a Spar, a public house, valet services, a working men's club, community centre, a hairdresser and an upholstery shop. Although Llanharry is designated as a smaller settlement, it is not a Local and Neighbourhood Centre, within the retail hierarchy.

Llanharry does however have a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Llantrisant /Talbot Green/Pontyclun.

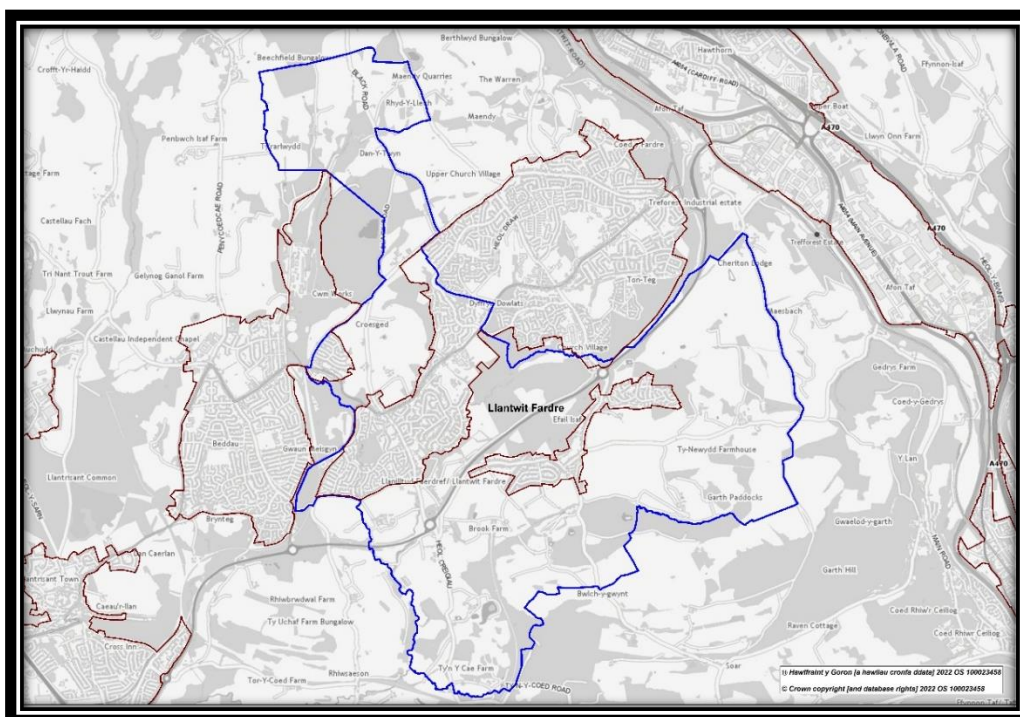
Whilst the Llanharry ward hosts seven existing employment land bank sites, including Coedcae Lane Industrial Estate (including Green Park) (small part within the Llanharan ward), Hepworth Industrial Estate, West side of Coedcae Lane, East side of Coedcae Lane, Woodlands Workshop Centre and Ely Valley Industrial Estate; these are detached and not well-related physically to the existing settlement of Llanharry. They are attached to Pontyclun and Talbot Green. These estates are all situated just off the A473 trunk road, boasting excellent strategic access, close to the M4. The three existing sites have reasonably low vacancy rates, although the quality of the buildings differ significantly.

The Llanharry ward has a very small number of informal areas of open space. These being the Trecastle Tips, Llanharry Park field and play area and the open space at Forest House/Forest Road.

Llanharry has a number of community groups and facilities within the area, which helps to foster social capacity and allow community ambitions and aspirations to flourish. There is an active Community Council within the area, in addition to a community 'drop in' centre. The community centre hosts a number of dance and exercise groups, a play school and a youth club. Furthermore, Llanharry has a Community Association, which has a community webpage about upcoming events within the area.

Additionally, the settlement has public transport and active travel links, with bus services running through the area, which link to Pontyclun, Llantrisant/ Talbot Green and the wider area. As with the larger settlements, Llanharry would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Llantwit Fardre:



The settlement of Llantwit Fardre is within the ward of Llantwit Fardre but does not include the settlement of Efail Isaf, which is also within the Llantwit Fardre ward. The settlement of Efail Isaf is dealt with above, separately. The Llantwit Fardre settlement has a total population of 5,069 (ONS, 2019). The 2011 census indicates that 17.2% of the population within the settlement speak Welsh however this also includes the settlement of Efail Isaf, as the data on the percentage of Welsh speakers is only available at ward level. The settlement hosts only one school, the English medium Maesybryn Primary. Welsh medium provision (primary and secondary) is available in the neighbouring ward of Church Village, whilst the closest English medium secondary school is in the nearby ward of Beddau.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 198 dwellings. This is approximately 2.72% of all dwellings built within the County Borough over the same period. The most significant of these was a large windfall site at Cadwallader's Yard for 89 dwellings.

The settlement of Llantwit Fardre does not contain a designated retail centre however there are a number of shops and facilities within the ward including: the Gwynt y Ddraig brewery, a Spar convenience store, Post Office, takeaways, fitness club, nail bar and a public house. Indeed, the Crown Hill area of the settlement acts as a small retail centre, despite it not being designated as such in the retail hierarchy. Further, the Llantwit Fardre settlement does not contain a large supermarket, although it does host a Tesco Express. Residents must travel to the nearby settlements of Hawthorn or Talbot Green (both of which have substantially sized supermarkets) to utilise larger facilities.

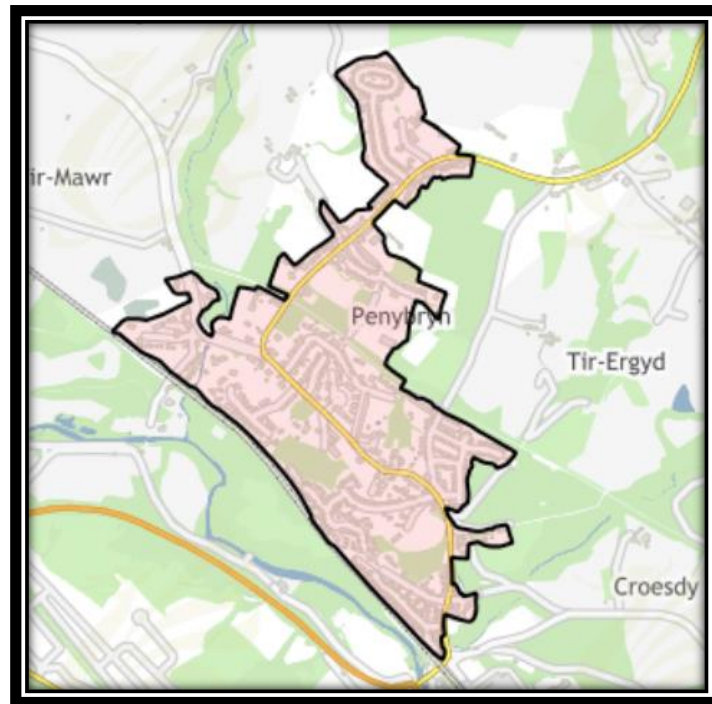
Llantwit Fardre also has a small number of medical facilities to support the local community inclusive of a doctor's surgery and a dental practice.

Further, the Llantwit Fardre settlement hosts an existing employment land bank sites in the form of Newtown Industrial Estate. This estate hosts a variety of uses and acts as an employment and leisure facility, whilst also hosting a small amount of Class A space for uses such as a barber/hairdresser. The vacancy rates are very low, although the quality of the buildings differ significantly.

The Llantwit Fardre ward has a small number of formal and informal recreation areas and open spaces within it. The main recreational areas include the Parc Dowlais area for countryside walks, the Lilac Drive 'kick about' area and the Crown Hill Community Centre 'kick about' area. There is also a large area of informal open space the Church Village bypass near Brookside House, as well as a few, small useable grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the area.

Additionally, the settlement has good public transport and active travel links, with bus services running through the area, which link to Pontypridd, Llantrisant/ Talbot Green and the wider area. Active travel links can be found adjacent to the Church Village bypass, which prove popular with local residents for walking and cycling. As with the larger settlements, Llantwit Fardre would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Llwydcoed



The settlement of Llwydcoed is located in the ward of Aberdare West/Llwydcoed. The Aberdare West/Llwydcoed ward has a total population of 9,521 according to the 2011 census, with approximately 1,300 of these individuals residing within Llwydcoed. The settlement of Llwydcoed was previously a part of the Aberdare settlement however given its detached nature on the fringes of the greater Aberdare area, it was decided that it should be a smaller settlement in its own right.

Since c. 2005-2006 (to 2021), the Llwydcoed settlement has seen the development of c. 144 dwellings. This is approximately 1.97% of all dwellings built within the County Borough over the same period. The majority of these dwellings were delivered on the allocation at the former Brickworks and Dairy Farmers of Britain site, accounting for 127 of the 144 dwellings over the plan period.

The 2011 census indicates that 11.9% of the ward of Aberdare/Llwydcoed speak Welsh. This figure has not been disaggregated below ward level and therefore it is unknown how many it is however acknowledged that this figure is likely to have changed since the data was gathered, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts one school in the form of the English medium Llwydcoed Primary. The nearest schools otherwise are within the Aberdare settlement with a Welsh medium primary located within Cwmdare, a Welsh secondary in Penywaun and an English medium secondary (Aberdare Community School) within Aberdare town centre.

The settlement of Llwydcoed does not have a retail centre boundary however it does have a small number of facilities within settlement. These facilities include an estate agent, a car sales facility, a hand car wash facility, the Family Shopper convenience store, two takeaways, a cosmetic clinic (Botox/lip fillers) and a public house. There

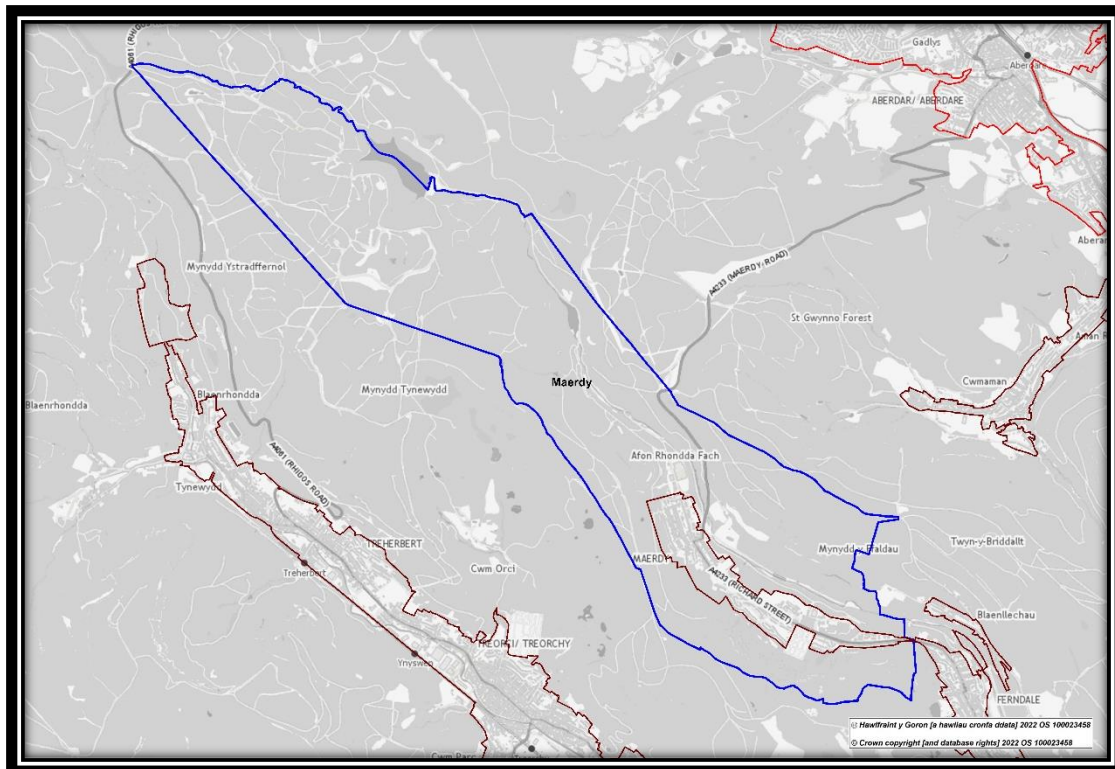
are however no clinics, GP surgeries or dental facilities within the settlement, nor are there any employment land bank sites.

The settlement of Llwydcoed has a small number of recreational spaces including the Llwydcoed Football club ground (however, this is a private facility), there is also a play park and grassed area off Merthyr Road and a very small informal grassed area to the rear of the Tan y Bryn Development and existing housing along the main road.

Llwydcoed has a small number of community groups within the settlement inclusive of the football club and the Llwydcoed Brass Band. There are also a number of groups that operate out of the community centre inclusive of: a sewing group, dance and yoga groups, parents and baby groups, Llwydcoed Community Action Group and the Llwydcoed Neighbourhood Group. It is however noted that the residents of Llwydcoed are reliant on the wider Aberdare settlement in order to access many other facilities. All such activities within the settlement contribute towards social capacity building and help to realise the aspirations within and between these communities.

Overall, the settlement has fair public transport via bus to Merthyr and Aberdare town centre, with onward links to the wider region inclusive of Cardiff, Swansea, Blaenau Gwent, Bridgend, and the Vale of Glamorgan. The settlement does not have a railway station, with the closest being within Aberdare town centre. As with the larger settlements, Llwydcoed would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Maerdy:



The settlement of Maerdy solely comprises the Maerdy ward. The settlement has a total population of 3,117 (ONS, 2019). The 2011 census indicates that 9.7% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government’s push for one million Welsh speakers by 2050. The settlement hosts two English medium schools, these being Maerdy Primary and Ferndale Comprehensive School. There are no Welsh medium schools within the ward however there is Welsh primary provision in the neighbouring settlement of Ferndale.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 10 dwellings. This is approximately 0.14% of all dwellings built within the County Borough over the same period. There have not been any significant developments in the settlement, with all developments being small windfall sites for one or two dwellings per application. Further, the Maerdy Colliery Strategic Site has been subject to partial land reclamation, although public funding is required to reclaim the major elements of the site.

The settlement of Maerdy has a retail centre within its boundary, which is designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its size and position within the Rhondda Fach. The retail centre consists of 18 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Maerdy | 2022 (Jun) | A1 | 5 | 27.78% |
| | | A3 | 2 | 11.11% |
| | | D1 | 1 | 5.55% |
| | | Vacant | 10 | 55.56% |

The retail offer within Maerdy boasts a Spar and a Premier convenience store, alongside smaller, family-run businesses. The centre has a number of services and facilities for residents of the Maerdy area, whilst also being on a bus route. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment at Appendix 2. Whilst the settlement has a Spar and Premier store, residents tend to travel to the Cynon Valley, to the nearby settlements of Cwmbach or Aberdare in order to visit the large supermarkets of Asda or Tesco respectively. Alternatively, the nearby ward of Tylorstown has a small Lidl supermarket.

Maerdy also has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Ferndale.

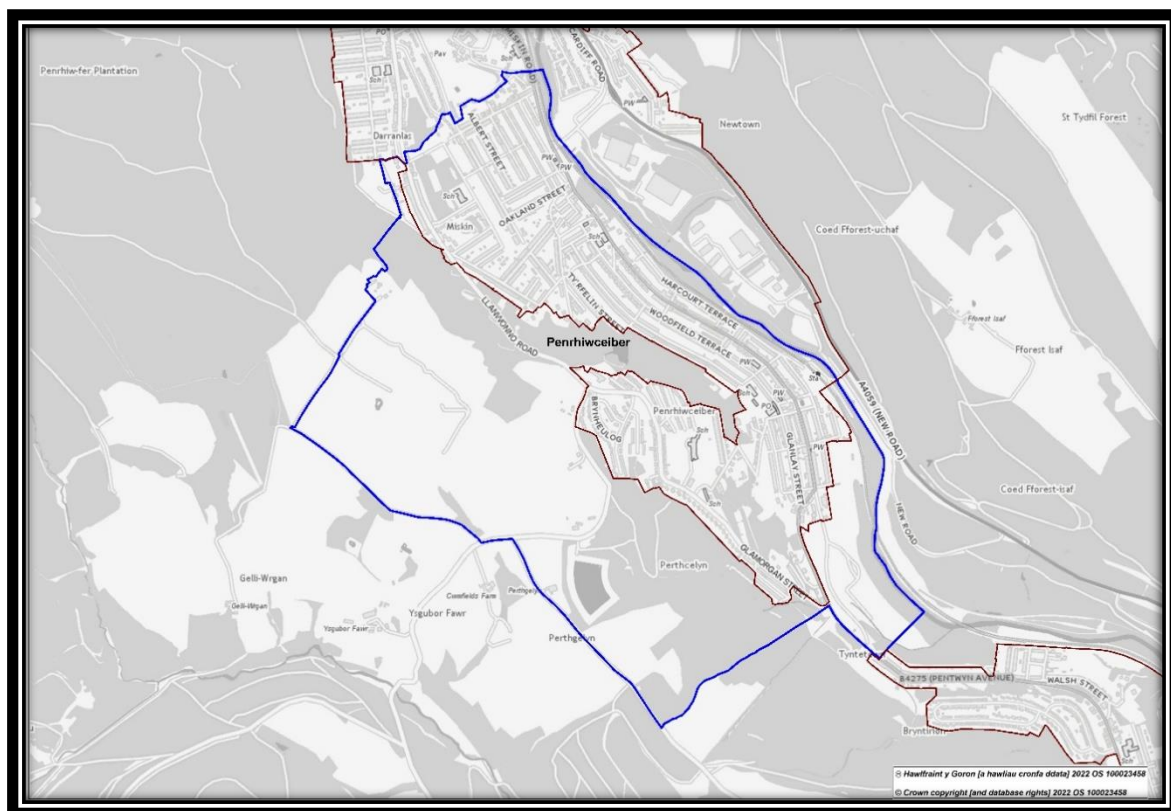
Further, the Maerdy ward hosts five existing employment land bank sites, these being the allocated employment element of the Maerdy Strategic Site, alongside the existing sites of Maerdy Road Industrial Estate, Ferndale Industrial Estate, Highfields Industrial Estate and the rubber factory at the site of the former Fenner Factory. These estates are between the settlements of Maerdy and Ferndale and support both areas. This

has been borne out by the merging of Maerdy and Ferndale into a single ward since May 2022. All estates are situated off the A4233, which is the main road running from Maerdy to the bypass. The sites have a range of vacancy rates and the quality of the buildings differ significantly.

The Maerdy ward has a number of formal and informal recreation areas and open spaces within it. The main recreational areas include Maerdy Park, which hosts a paddling pool, equipped play area and bowling green; Maerdy playing fields (off Blake Street); and Ferndale Cemetery. There are a small number of other areas of informal open space throughout the settlement including the Rhondda Corridor and small useable grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the area.

Additionally, the settlement has reasonable public transport and active travel links, with bus services running through the area, which link to Aberdare, Porth, Pontypridd and the wider area. As with the larger settlements, Maerdy would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Penrhiwceiber:



The settlement of Penrhiwceiber solely comprises the Penrhiwceiber ward encompassing the villages of Penrhiwceiber and Perthcelyn. The settlement has a total population of 5,950 (ONS, 2019). The 2011 census indicates that 8.8% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language

education, adult learning and the Welsh Government’s push for one million Welsh speakers by 2050. The settlement hosts four English medium primary schools, these being Perthcelyn Community Primary, Perhiwceiber Primary, Pengeulan Primary and Miskin Primary. There are no secondary schools within the ward meaning pupils have to travel to the neighbouring settlement of Mountain Ash for (English) secondary school provision.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 18 dwellings. This is approximately 0.25% of all dwellings built within the County Borough over the same period. There have not been any significant developments in the settlement, with all developments being small windfall sites for one or two dwellings per application. The Penrhiwceiber settlement also benefits from the recent completion of the Mountain Ash Southern Cross Valley Link. The new bridge, spanning the Aberdare–Pontypridd railway line and River Cynon, improves access around the settlement and helps to alleviate congestion on the A4059.

The settlement of Penrhiwceiber has a retail centre within its boundary, which is designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its size and position within the Cynon Valley. The retail centre consists of 27 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Penrhiwceiber | 2022 (Jun) | A1 | 11 | 40.74% |
| | | A3 | 6 | 22.22% |
| | | B1 | 2 | 7.41% |
| | | D1 | 1 | 3.70% |
| | | Vacant | 7 | 25.93% |

The retail offer within Penrhiwceiber boasts two national retailers in the form of Ladbroke’s and the Co-op, alongside a regional pharmacy and a number of smaller, family-run businesses. The centre is well located in terms of its access to public transport and provides a number of services and facilities to the residents of Penrhiwceiber and Perthcelyn. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment at Appendix 2. Whilst the settlement has a Co-op store, residents have to travel to the nearby settlement of Cwmbach or Aberdare in order to visit the large supermarkets of Asda or Tesco respectively. Additionally, there are no employment land bank sites within the Penrhiwceiber ward.

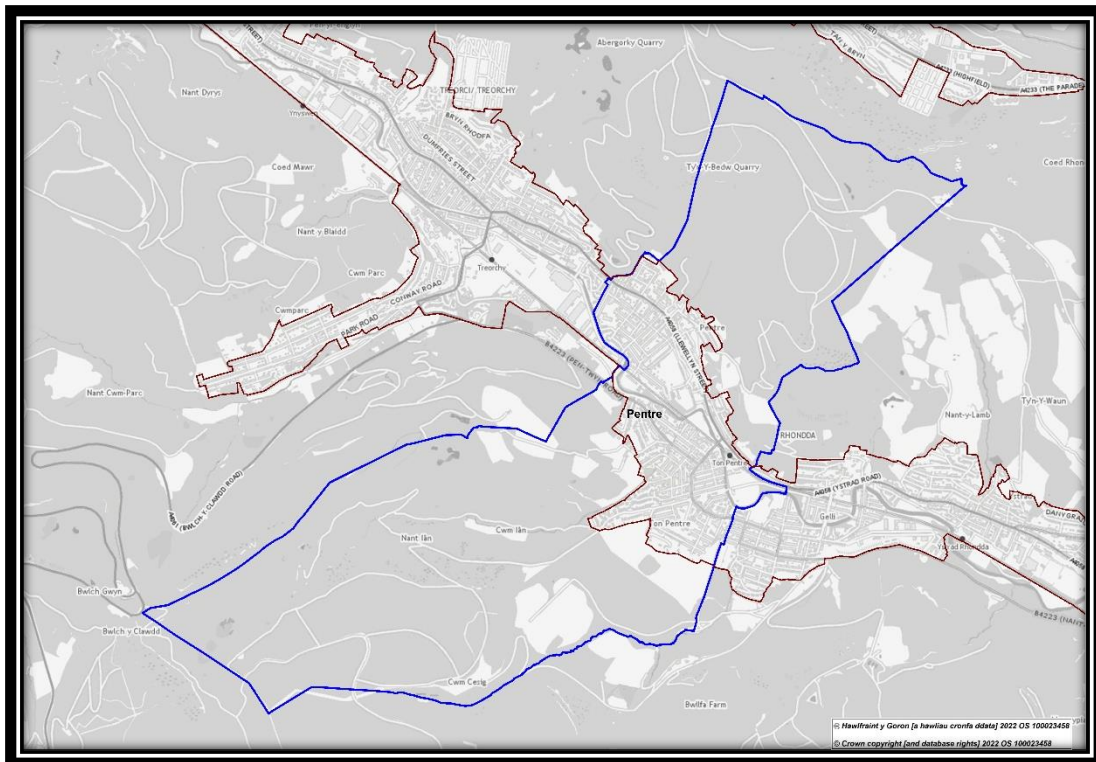
Penrhiwceiber also has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Mountain Ash.

The Penrhiwceiber ward has a very small amount of open space compared with most wards. The ward has the Pentwyn recreation ground, equipped play area and playing fields (3 pitches), alongside the Glasbrook playing field further north and the play area with paddling pool off Station Terrace. Aside from this, there is an equipped area of

play off Hawthorn Terrace in Penrhiwceiber and some small informal grass verges at street level throughout the settlement. There is an additional formal playing area off Glamorgan Street, within the village of Perthcelyn and another off Arthur Street in the village of Miskin. The Council, in line with guidance, should seek to increase the amount of greenspace within the area.

Additionally, the settlement has good public transport and active travel links, with bus services running through the area, which link to Pontypridd, and Aberdare, whilst there is a soon to be south Wales metro train station in the settlement.

Pentre:



The settlement of Pentre solely comprises the Pentre ward inclusive of the villages of Pentre and Ton Pentre. The settlement has a total population of 5,293 (ONS, 2019). The 2011 census indicates that 12.1% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts two English medium primary schools, which essentially form an extension of each other, these being Ton Infants and Ton Juniors.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 46 dwellings. This is approximately 0.63% of all dwellings built within the County Borough over the same period. There have not been any significant developments in the settlement, with all developments being small windfall sites for one to four dwellings per application, with the exception of the conversion of the Griffin Inn into nine flats in 2019/2020.

The settlement of Pentre has two retail centre within its boundary, which are designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its size and position within the Rhondda Valley. The retail centre of Pentre consists of 10 units, whilst Ton Pentre has 30 units. It should be noted that part of the Ton Pentre retail centre lies within the Ystrad ward. The breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Pentre | 2022 (Jun) | A1 | 5 | 50% |
| | | A3 | 4 | 40% |
| | | Sui Generis | 1 | 10% |
| | | Vacant | 0 | 0% |

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-------------|-------------|----------------|
| Ton Pentre | 2022 (Jun) | A1 | 17 | 56.66% |
| | | A3 | 8 | 26.67% |
| | | D2 | 1 | 3.33% |
| | | Sui Generis | 2 | 6.66% |
| | | Vacant | 2 | 6.66% |

The retail centre of Pentre has a Premier Convenience Store and Post Office, alongside a number of family run businesses. Likewise, Ton Pentre has a Spar with the remainder of the retail offer being comprised of local family operated businesses. The centre is well located in terms of its access to public transport and provides a number of services and facilities to the residents of the Pentre and Ton Pentre. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment at Appendix 2. The settlement does not have a large supermarket and residents would need to travel to Tonypany, Pontypridd or the Cynon Valley for such facilities.

Pentre also has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Treorchy.

Further, the Pentre ward hosts an existing employment land bank site, in the form of the Old Griffin Field, off the Volunteer Street/Windsor Street. The site comprises of a single unit, which houses Suite Options Ltd, who specialise in furniture manufacture, particularly recliners.

The Pentre ward has a small number of areas of formal and informal open space. The main recreational areas within the ward are Pentre Park, which has a bowls green, 3G pitch, equipped play area and paddling pool; and the Ynys cricket and football grounds. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

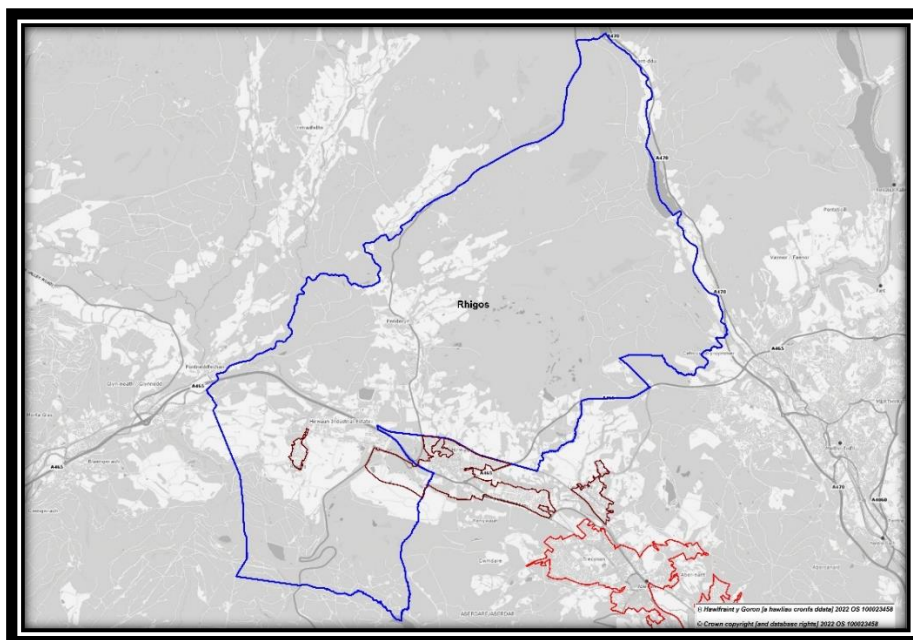
centre. The settlement also hosts a car sales dealership, alongside a barber shop, Penywaun Social Club and the Cana Community Centre. The settlement does not however have a supermarket and residents must travel to the neighbouring settlement of Aberdare to utilise such facilities. Furthermore, there are no employment land bank sites within the Pen-y-waun ward.

Furthermore, Penywaun does not have any medical facilities available within the settlement making residents reliant on the neighbouring/nearby settlements of Hirwaun and Aberdare to access such services and facilities.

The Pen-y-waun ward has a small number of areas of formal and informal open space. The main recreational areas within the ward are the playing fields to the rear of the Cana Community Centre, as well as an informal area of play space off Heol Caradog. A small, equipped play park is also present off Awelfryn. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Additionally, Penywaun has reasonable public transport and active travel links, with bus services running through the area, which link to Hirwaun, Aberdare, Merthyr Tydfil and the wider area. The settlement does not have a train station, as the passenger line currently terminates at Aberdare however the bus station does provide onward links to Penywaun. As with the larger settlements, Penywaun would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Rhigos:



The settlement of Rhigos solely comprises the Rhigos ward, which encompasses the residential areas of Rhigos, Cefn Rhigos and Penderyn. The settlement has a total population of 1,744 (ONS, 2019). The 2011 census indicates that 16.6% of the population within the settlement speak Welsh however it is acknowledged that this

figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts an English language Rhigos Primary school.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 37 dwellings. This is approximately 0.51% of all dwellings built within the County Borough over the same period. The largest of these developments were windfall sites, at the former Cynon Valley Commercial Garage site (14 dwellings) and the Heol-y-Graig (10 dwellings).

The settlement of Rhigos does not contain a designated retail centre however there is a convenience store/post office within the Rhigos residential area. There are also community centres in both the Rhigos and Penderyn residential areas and public houses in Cefn Rhigos and Penderyn. Penderyn further boasts the Penderyn Distillery and Visitor's Centre, a significant tourist attraction for the area. Furthermore, the ward hosts Zipworld, which includes three zip wire courses (4 zip lines), a coaster and the Cegin Glo bistro and bar. The company already run a successful operation in North Wales and have replicated this in Rhondda Cynon Taf. Zipworld is likely to continue to attract visitors from a significant distance.

It should also be noted that Rhigos does not have any medical facilities available within the settlement making residents reliant on the neighbouring/nearby settlements of Hirwaun and Aberdare to access such services and facilities.

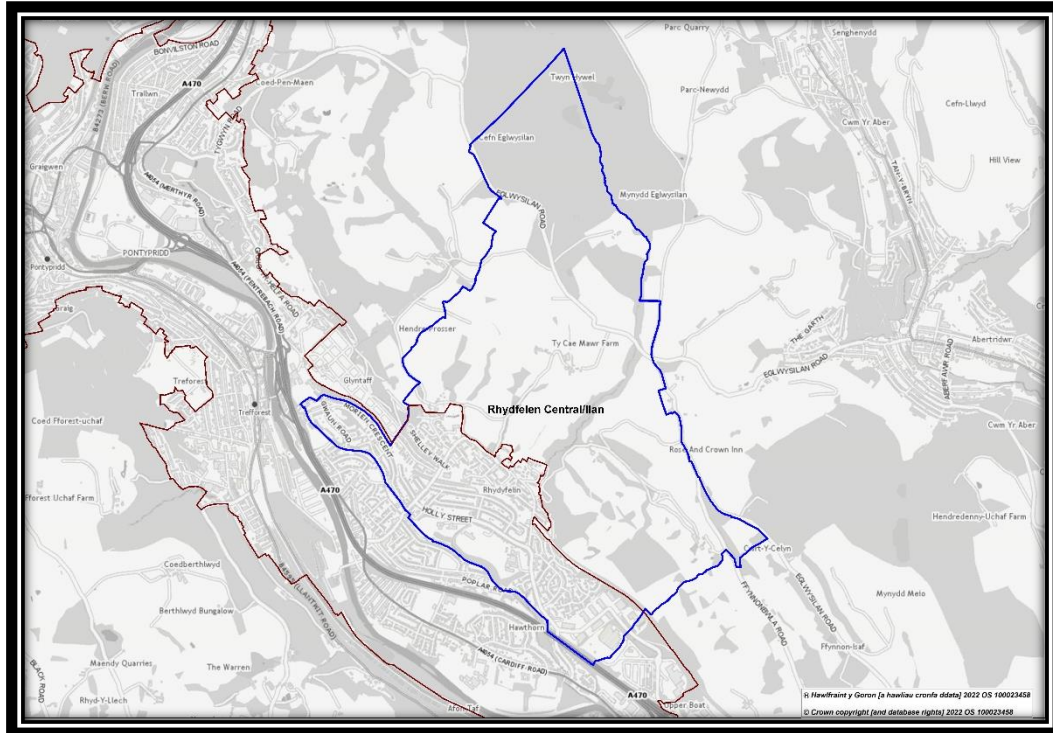
The strategically located Hirwaun Industrial Estate is situated within the Rhigos ward. The estate hosts a significant number of traditional employment (B Class) uses, as well as being a hub for energy generation. The allocated employment site at fifth/ninth avenue now hosts a sustainable waste resource recovery and energy production plant, known as 'Enviroparks', which contains a combined heat and power plant with capacity of 20 MW. Furthermore, the opencast extraction operations have ceased on the employment element of the allocated Hirwaun Strategic Site. Backfilling of the mine has taken place and it is anticipated that the development of the plateaux for future commercial development will be forthcoming. Since the adoption of the existing LDP (March 2011), Hirwaun Industrial Estate has witnessed c. 8,733.54m² of development with c. 3,235.73m² being purely Class B uses.

Both the Rhigos and Penderyn residential areas have small play parks and these areas, in addition to Cefn Rhigos, have smaller areas of recreation/open space. Rhigos also has the Bryn y Gaer Cemetery within the settlement. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Additionally, Rhigos has reasonable public transport and active travel links, with bus services running through the area, which link to Hirwaun, Aberdare, Merthyr Tydfil and the wider area. The settlement does not host a train station, with the nearest one being Aberdare, where the passenger line terminates. There are however onward links to Rhigos and Hirwaun from the adjacent Aberdare Bus Station. As with the larger settlements, Rhigos would also require significant improvements in the provision

of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Rhydyfelin:



The settlement of Rhydyfelin solely comprises the Rhydyfelin/Central Ilan ward, inclusive of Rhydyfelin and Fforestnewydd. The settlement has a total population of 4,526 (ONS, 2019). The 2011 census indicates that 11.6% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government’s push for one million Welsh speakers by 2050. The settlement hosts a bilingual primary school in the form of Heol-y-Celyn, where pupils can be educated through the medium of Welsh or English. Additionally, the settlement has an English medium secondary, this being Cardinal Newman Roman Catholic Comprehensive School.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 102 dwellings. This is approximately 1.40% of all dwellings built within the County Borough over the same period. The largest of these developments was a large windfall site for forty-eight dwellings at the former Coleg Morgannwg site, Heol Gruffydd (Milford Park).

The settlement of Rhydyfelin contains a retail centre within its boundary, which is designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its size and position. The retail centre consists of 10 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Rhydyfelin | 2022 (Jun) | A1 | 5 | 50.0% |
| | | A3 | 5 | 50.0% |
| | | Vacant | 0 | 0.00% |

The retail offer within Rhydyfelin boasts a Spar with Subway and a Post Office alongside a regional pharmacy and a small number of family-run businesses. The centre is well located in terms of its access to public transport and provides a number of services and facilities to the residents of the Rhydyfelin and Fforestnewydd. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment at Appendix 2. The settlement does not have a large supermarket and residents would need to travel to the nearby settlement of Pontypridd (Sainsbury's and Lidl) or the neighbouring ward of Hawthorn (Tesco Extra) to utilise such services.

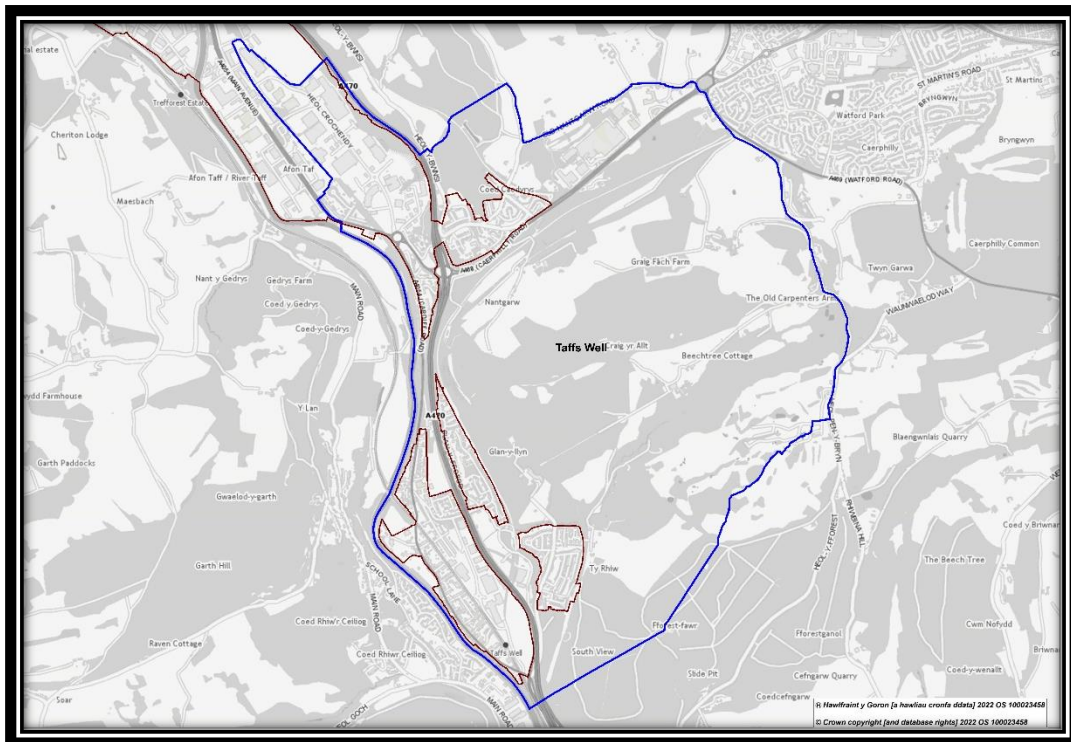
It should also be noted that Rhydyfelin does not have any medical facilities available within the settlement making residents reliant on the nearby settlement of Pontypridd to access such services and facilities.

Further, the Rhydyfelin ward hosts an existing employment land bank site, in the form of the Gellihirion Industrial Estate, off the Dynea Road or the A470 trunk road. The site has a reasonably low vacancy rates however the quality of the buildings varies across the site.

The Rhydyfelin ward has a very small amount of open space compared with most wards. The main recreational areas within the ward are the llan equipped play area and the Gellihirion play area. The settlement also includes a small number of grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Additionally, Rhydyfelin has good public transport and active travel links, with bus services running through the area, which link to Pontypridd, Taffs Well and the wider area. The settlement does not host a train station, with the nearest being Treforest, Pontypridd or Taffs Well. As with the larger settlements, Rhydyfelin would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Taffs Well:



The settlement of Taffs Well solely comprises the Taffs Well ward, inclusive of the villages of Taffs Well and Nantgarw. The settlement has a total population of 3,811 (ONS, 2019). The 2011 census indicates that 15.0% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the increase in Welsh language education, adult learning and the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts only one school, the English medium Ffynnon Taf Primary. Welsh medium provision (primary and secondary) is available in the nearby ward of Church Village, whilst the closest English medium secondary school is in the neighbouring ward of Hawthorn.

Since c. 2005-2006 (to 2021), the settlement has seen the development of c. 123 dwellings. This is approximately 1.69% of all dwellings built within the County Borough over the same period. The largest of these developments was a large windfall site for 67 dwellings located south of Taffs Well RFC, Moy Road, known as Maes Ifor. Over the plan period, the settlement has witnessed the development of the new Coleg y Cymoedd site at Parc Nantgarw, inclusive of an educational (vocational) building, crèche and energy centre. Furthermore, the Coleg y Cymoedd Railway Training Centre of Excellence followed a few years later, on adjacent land. Parc Nantgarw has also seen the development of a KFC drive through restaurant, which adds to a number of similar facilities on the site.

The settlement of Taffs Well contains a retail centre within its boundary, which is designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its

size and position. The retail centre consists of 20 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Taffs Well | 2022 (Jun) | A1 | 7 | 35% |
| | | A2 | 1 | 5% |
| | | B1 | 5 | 25% |
| | | D1 | 0 | 0% |
| | | Sui Generis | 2 | 10% |
| | | Vacant | 5 | 25% |

The retail offer within Taffs Well boasts a Co-operative supermarket, alongside a Post Office and a small number of offices and family-run businesses. The centre is well located in terms of its access to public transport and provides a number of services and facilities to the residents of the Taffs Well and Nantgarw. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment. The settlement does not have a large supermarket and residents would need to travel to the nearby settlements of Pontypridd (Sainsbury's and Lidl) or the neighbouring ward of Hawthorn (Tesco Extra) to utilise such services.

Taffs Well also has a small number of medical facilities to support the local community inclusive of a doctor's surgery and a dental practice.

Further, the Taffs Well ward hosts seven existing employment land bank sites, these being Parc Nantgarw, GE Aviation (Nantgarw), Cardiff Road Site (Nantgarw), Glan-y-Llyn Industrial Estate, Rockwood, the Robert Price Timber Yard and Moy Road Industrial Estate. These estates are all situated just off the A470 trunk road, boasting excellent strategic access. All seven sites have reasonably low vacancy rates on the whole, although the quality of the buildings differ significantly between sites. It should be noted that Parc Nantgarw has a significant amount of employment floorspace (B Class), particularly office space however it also has a number of Class D and A3 uses including educational facilities/colleges, a KFC, Nando's, Frankie and Benny's, McDonald's, a Ten Pin Bowlplex and Showcase Cinema with Costa coffee shop. The former Garth Works Estate, also within Taffs Well, has been demolished recently with works commenced on a facility for the trains, which will operate as part of the South East Wales Metro.

The Taffs Well ward has a number of formal and informal areas of open space. The main recreational areas within the ward include the Coed Caedyrys Wood, the Rhiw Ddar playing fields, Ty Rhiw playing and 'kick about' area and Taffs Well Park inclusive of tennis courts, a bowls green, playing fields and equipped play area. The settlement also includes a small number of grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Overall, Taffs Well has excellent public transport and active travel links, with bus and rail services running through the area, which link to Pontypridd, Cardiff and the wider

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-----------|-------------|----------------|
| Ton-Teg | 2022 (Jun) | A1 | 7 | 70.0% |
| | | A2 | 2 | 20.0% |
| | | A3 | 1 | 10.0% |
| | | Vacant | 0 | 0.00% |

The retail offer within Ton-Teg boasts a Co-op and a Post Office alongside a number of smaller, family-run businesses. The centre is well located in terms of its centrality to the surrounding residential areas within the settlement, providing a number of services and facilities to residents. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment at Appendix 2. The settlement does not have a large supermarket and residents would need to travel to the neighbouring ward of Hawthorn (Tesco) or Pontypridd (Sainsbury's or Lidl) for such facilities.

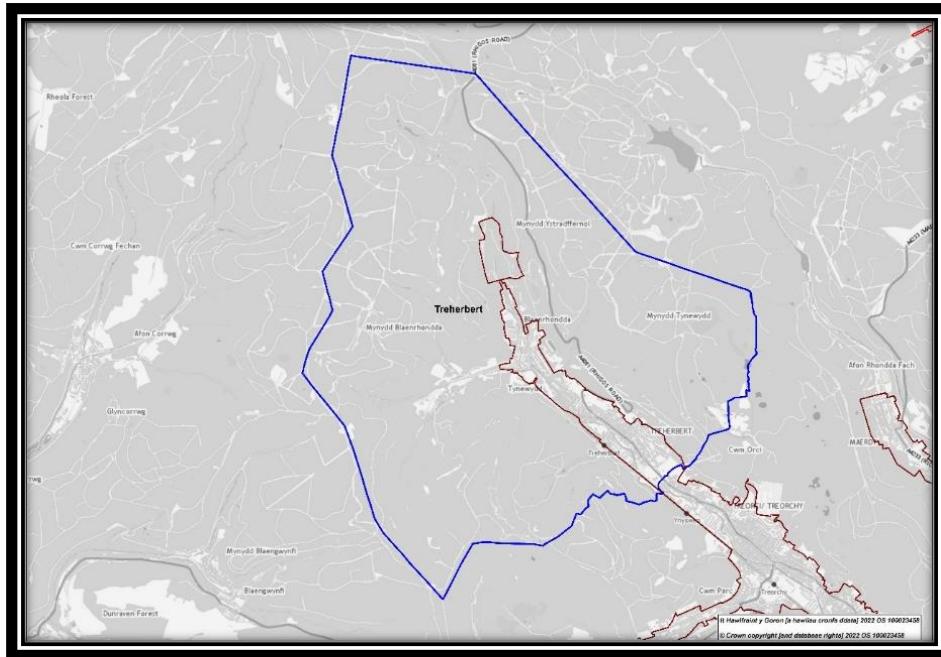
Pentre also has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in nearby/neighbouring settlements

Further, the Ton-Teg ward hosts an existing employment land bank sites, this being Treforest Industrial Estate, West Bank. This is a large, strategically important site that links with Main Avenue in Hawthorn and Parc Nantgarw in Taffs Well. The estate is situated directly off the A470 trunk road, affording excellent strategic access. Treforest Industrial Estate, West Bank has very low vacancy rates and good quality buildings on the whole.

The Ton-Teg ward has a very small amount of formal and informal areas of open space. The main recreational area within the ward is the Ton-Teg recreational grounds including a 'kick about' area and tennis courts. The settlement also includes a small number of grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Overall, Ton-Teg has reasonable public transport and active travel links, with bus services running through the area, which link to Pontypridd, Cardiff and the wider area. As with the larger settlements, Ton-Teg would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Treherbert:



The settlement of Treherbert solely comprises the Treherbert ward, inclusive of Blaenrhondda, Blaencwm, Treherbert, Tynewydd and Pen-yr-Englyn. The settlement has a total population of 5,862 (ONS, 2019). The 2011 census indicates that 15.6% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts two English medium schools, these being the Pen-yr-Englyn Primary and Pen-Pych Community Primary. There is no secondary school within the settlement however English medium secondary provision is available in the neighbouring settlement of Treorchy.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 50 dwellings. This is approximately 0.69% of all dwellings built within the County Borough over the same period. The largest of these developments was a large windfall sites for thirteen dwellings at the former Treherbert Infants School site, Stuart Street (Cwrt Ysgol). Furthermore, the new Treherbert Community Recycling Centre opened in 2016, as part of RCTCBCs ongoing commitment to continue to increase re-use and recycling rates across the area. In February 2021, 'The Shed' also opened at the facility where residents can purchase items deposited by other members of the public, including toys, bikes, kitchenware, ornaments and furniture. The Welsh Government allocated £120,000 from its Waste and Resource Efficiency Capital Fund to create the facility, which it is hoped will replicate the success of the original 'Shed' concept in Llantrisant.

The settlement of Treherbert has two retail centres within its boundary, which are designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to their size and position within the Rhondda Valley. The Treherbert retail centre consists of 38 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Treherbert | 2022 (Jun) | A1 | 20 | 54.05% |
| | | A2 | 1 | 2.70% |
| | | A3 | 8 | 21.62% |
| | | B1 | 1 | 2.70% |
| | | D1 | 1 | 2.70% |
| | | Sui Generis | 2 | 5.41% |
| | | Vacant | 4 | 10.81% |

The retail offer within Treherbert boasts a Spar and a Post Office alongside a number of smaller, family-run businesses. The centre is well located in terms of its access to public transport and provides a number of services and facilities to the residents of the Treherbert and the surrounding villages. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment. The settlement does not have a large supermarket and residents would need to travel to Tonypany, Pontypridd or the Cynon Valley for such facilities.

Treherbert also has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Treorchy

The retail centre at Tynewydd consists of six units, all of which are local businesses with one property vacant.

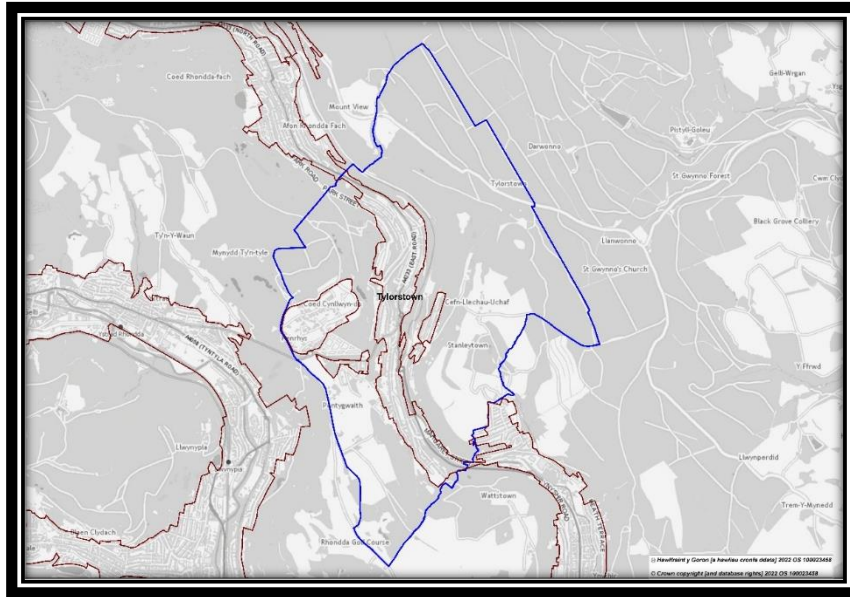
| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Tynewydd | 2022 (Jun) | A1 | 5 | 83.33% |
| | | Vacant | 1 | 16.77% |

Further, the Treherbert ward hosts two existing employment land bank sites, these being the now demolished Stelco Hardy site and Treherbert Industrial Estate. Both estates are situated off the main road that runs through Treherbert. Treherbert Industrial Estate has very low vacancy rates and good quality buildings.

The Treherbert ward has a small number of areas of formal and informal open space. The main recreational areas within the ward are the Blaenrhondda recreation area including bowling green, playing fields, paths and trails; the Tynewydd recreation area and playing fields; the Treherbert Park including play area and paddling pool; and the Ynysfeio recreational area and playing fields. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Additionally, Treherbert has good public transport and active travel links, with bus and rail services running through the area, which link to Treorchy, Porth, Pontypridd, Cardiff and the wider area. As with the larger settlements, Treherbert would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Tylorstown:



The settlement of Tylorstown solely comprises the Tylorstown ward, encompassing the villages of Tylorstown, Penrhys, Stanleytown and Pontygwaith. The settlement has a total population of 4,443 (ONS, 2019). The 2011 census indicates that 10.1% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts three English medium primary schools, these being Tylorstown Primary, Penrhys Community Primary and Pontygwaith Primary. There is no Welsh medium primary provision within ward however the neighbouring ward of Ferndale hosts a Welsh medium primary school. English secondary school provision is also available in the nearby wards of Maerdy or Porth.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 25 dwellings. This is approximately 0.34% of all dwellings built within the County Borough over the same period. There have not been any significant developments in the settlement, with all developments being small windfall sites for one to four per application.

The settlement of Tylorstown does not contain a designated retail centre however there is Lidl supermarket within the settlement, of the A4233 (East Road), which is the main road through the settlement. The settlement also has a number of takeaway outlets, as well as public houses. Additionally, the settlement has an auto' parts shop, convenience stores, a solicitor's office, community centres, pharmacy, post offices, newsagents, hairdressers and service men's clubs. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment at Appendix 2. Furthermore, there are no employment land bank sites within the Tylorstown ward.

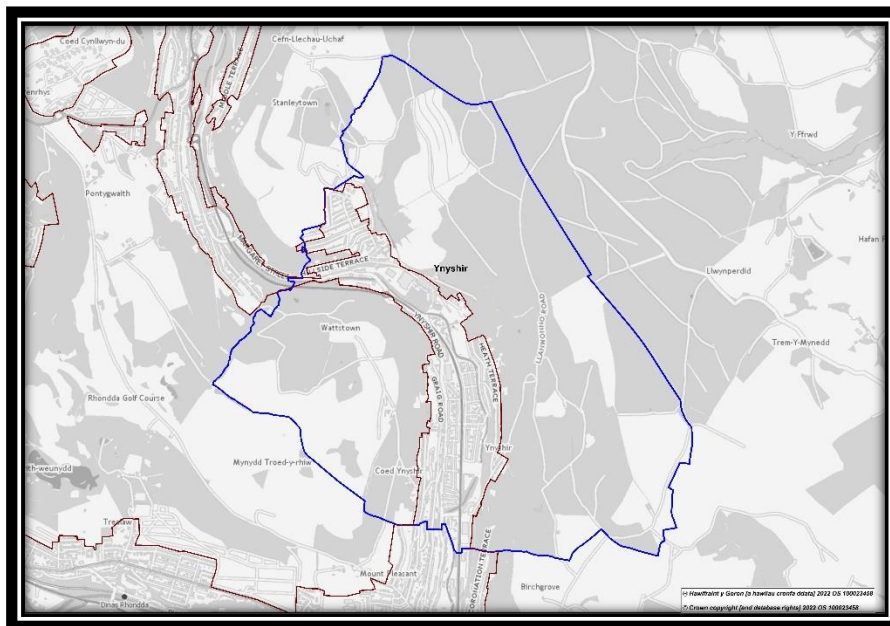
Tylorstown also has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on

the dental and other services available in the nearby settlements of Ferndale and Porth.

The Tylorstown ward has a number of areas of formal and informal open space. The main recreational areas within the ward are the Tylorstown Recreation Area including football pitches and playing fields, Penrhys Cemetery and Penrhys Park inclusive of paddling pool and play pitch. There are a small number of other areas of informal open space throughout the settlement including the Rhondda Corridor and small grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Additionally, Tylorstown has reasonable public transport and active travel links, with bus services running through the area, which link to Maerdy, Porth, Pontypridd and the wider area. The nearest train station and forthcoming public transport hub lies a few miles away within Porth. As with the larger settlements, Tylorstown would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Ynyshir:



The settlement of Ynyshir solely comprises the Ynyshir ward, encompassing the villages of Ynyshir and Wattstown. The settlement has a total population of 3,303 (ONS, 2019). The 2011 census indicates that 11.3% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the Welsh Government's push for one million Welsh speakers by 2050. The settlement hosts only one school, the English medium Ynyshir Primary School. Welsh medium primary and English medium secondary schools can be found in the neighbouring ward of Porth.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 11 dwellings. This is approximately 0.15% of all dwellings built within the County Borough

over the same period. There have not been any significant developments in the settlement, with all developments being small windfall sites for single dwellings.

The settlement of Ynyshir has a retail centre within its boundary, which is designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its size and position within the Rhondda Fach. The retail centre consists of 10 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Ynyshir | 2022 (Jun) | A1 | 6 | 60.00% |
| | | A3 | 1 | 10.00% |
| | | D1 | 1 | 10.00% |
| | | Vacant | 2 | 20.00% |

The retail offer within Ynyshir contains a Ladbrokes and a regional pharmacy, with the remainder of the businesses being small, family run enterprises. The centre is well located in terms of its access to public transport and provides a number of services and facilities to the residents of the Ynyshir and Wattstown. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment. The settlement does not have a large supermarket and residents would need to travel to the neighbouring ward of Porth (Morrison's) for such facilities.

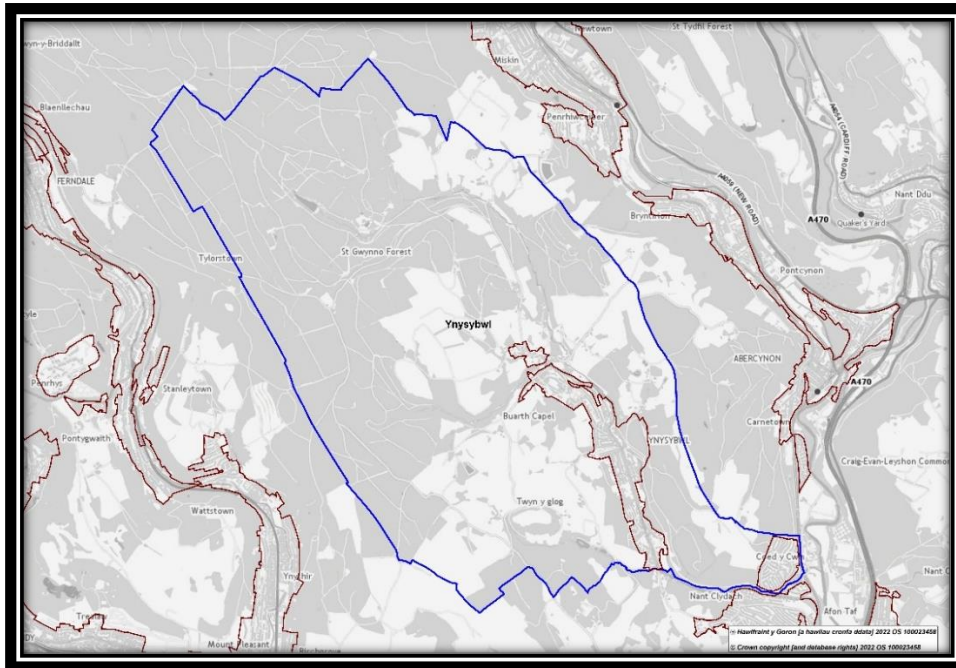
Ynyshir also has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlement of Porth.

Further, the Ynyshir ward hosts three existing employment land bank sites in their entirety, these being the Peacocks site and Paulette's Yard and Workshop, as well as Ynyshir Industrial Estate. Furthermore, the Ynyshir Lady Lewis Industrial Estate is partially within the Ynyshir ward, with the remainder within Porth. All estates are situated just off the Porth bypass. The estates have reasonably low vacancy rates with the quality buildings ranging somewhat.

The Ynyshir ward has a number of areas of formal and informal open space. The main recreational areas within the ward are Wattstown Park, which includes a bowling green, tennis courts, equipped play area, playing fields and rugby pitch; and Ynyshir Park that has a football pitch and playing fields. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Additionally, Ynyshir has good public transport and active travel links, with bus services running through the area, which link to Maerdy, Porth, Pontypridd, Cardiff and the wider area. The settlement is also reasonably close to Porth, which has a railway station with onward links to Treherbert, Pontypridd, Merthyr Tydfil, Cardiff, Bridgend and Barry. As with the larger settlements, Ynyshir would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Ynysybwl:



The settlement of Ynysybwl solely comprises the Ynysybwl ward. The settlement has a total population of 4,581 (ONS, 2019). The 2011 census indicates that 15.1% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the Welsh Government’s push for one million Welsh speakers by 2050. The settlement hosts a solitary school, an English medium primary called Trerobart Primary School.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 39 dwellings. This is approximately 0.54% of all dwellings built within the County Borough over the same period. The largest of these developments were two small windfall sites for six dwellings each at the land off Hafan Heulog and at Glas Glyn, Glyn Street.

The settlement of Ynysybwl has a retail centre within its boundary, which is designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to its size and rather isolated position within the Cynon Valley. The retail centre consists of 21 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|---------------|-------------|-----------|-------------|----------------|
| Ynysybwl | 2022 (Jun) | A1 | 9 | 42.86% |
| | | A3 | 5 | 23.81% |
| | | B1 | 3 | 14.29% |
| | | D1 | 1 | 4.76% |
| | | Vacant | 3 | 14.29% |

The retail offer within Ynysybwl boasts two national retailers in the form of Lloyd’s Pharmacy and a small Co-op, alongside a number of smaller, family-run businesses. The centre is well located in terms of its centrality to the residential areas of Ynysybwl

and provides a number of services and facilities to these residents. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment. Whilst the settlement has a Co-op store, residents have to travel to the nearby settlement of Pontypridd (Sainsbury's) or Cwmbach/Aberdare in order to visit the large supermarkets of Asda or Tesco respectively.

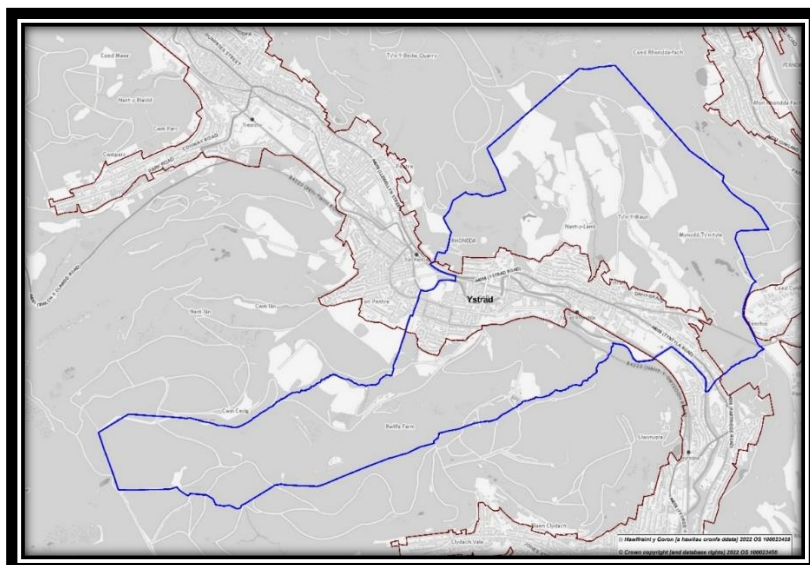
Ynysybwl also has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on dental and other services available in the nearby settlement of Pontypridd.

Further, the Ynysybwl ward hosts an existing employment land bank site, in the form of the Old Parish Road Industrial Area, off the main road (New Road) in the village. The site has a reasonably low vacancy rates however the quality of the buildings are rather poor, although suited to the uses contained therein. Access to the site is very poor, with units off a track that is unable to accommodate two-way traffic.

The Ynysybwl ward has a number of areas of formal and informal open space. The main recreational areas within the ward are the Ynysybwl Recreation Area, play area, bowling green and playing fields and the large informal area of open space at the former Lady Windsor Colliery site. The settlement also hosts the Buarth-y-Capel equipped play area, alongside the Clydach Park and Ynysybwl Cemetery. There are also a small grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Additionally, Ynysybwl has good public transport and active travel links, with bus services running through the area, which link to Pontypridd, Mountain Ash, Cardiff and the wider area. The settlement is also reasonably close to Pontypridd, which has a railway station with onward links to Treherbert, Pontypridd, Merthyr Tydfil, Cardiff, Bridgend and Barry. As with the larger settlements, Ynysybwl would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Ystrad:



The settlement of Ystrad solely comprises the Ystrad ward, incorporating the villages of Gelli and Ystrad. The settlement has a total population of 5,820 (ONS, 2019). The 2011 census indicates that 12.2% of the population within the settlement speak Welsh however it is acknowledged that this figure may have subsequently changed, given the Welsh Government’s push for one million Welsh speakers by 2050. The settlement hosts two Welsh medium primary schools, Ysgol Gynradd Gymraeg Bronllwyn and Ysgol Gynradd Gymraeg Bodringallt, as well as the English medium Gelli Primary School and Bodringallt Primary School.

Since c. 2005-2006 (to 2021), the settlement has seen the development of 49 dwellings. This is approximately 0.67% of all dwellings built within the County Borough over the same period. The most significant of these developments was for a large windfall sites for 21 dwellings at the former Ystrad Depot site, off Trafalgar Terrace.

The settlement of Ystrad has two small retail centre within its boundary, which are designated as a Local and Neighbourhood Centre in the retail hierarchy, owing to their size and position within the Rhondda Fawr. It should be noted however that part of the Ton Pentre retail centre also lies within the Ystrad ward, although it does not form part of Ystrad’s retail centre. Ystrad’s retail centre consists of 6 units and the breakdown of use classes is as follows:

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Ystrad | 2022 (Jun) | A1 | 4 | 66.67% |
| | | A2 | 1 | 16.67% |
| | | A3 | 1 | 16.67% |
| | | Vacant | 0 | 0% |

The retail offer within Ystrad has a regional pharmacy and a small number of family-run businesses, plus a professional services advice office. The centre is well located in terms of its centrality to the residential areas of Ystrad and provides a small number of services and facilities to residents. The services and facilities present will be further elaborated upon, as part of the Settlement Assessment. The settlement does not have a large supermarket however meaning that residents must travel to the nearby settlements of Pontypridd (Sainsbury’s) or Tonypany (Asda) in order to utilise such services.

Ystrad also has a GP surgery, which serves the local community however this is the only medical facility within the settlement. Residents are predominantly reliant on the dental and other services available in the nearby settlements of Tonypany and Treorchy.

The retail centre of Gelli consists of 15 units inclusive of a Costcutters, pharmacy and Post Office, alongside a number of other local businesses and a social club.

| Retail Centre | Survey Year | Use Class | Total Units | Percentage (%) |
|----------------------|--------------------|------------------|--------------------|-----------------------|
| Gelli | 2022 (Jun) | A1 | 6 | 40% |
| | | A2 | 1 | 6.67% |
| | | A3 | 3 | 20% |
| | | D2 | 1 | 6.67% |
| | | Sui Generis | 2 | 13.33% |
| | | Vacant | 2 | 13.33% |

Further, the Ystrad ward hosts an existing employment land bank site, in the form of Gelli Industrial Estate, off the B4223 (Nant Gwyddon Road) in the village. The site has a reasonably low vacancy rates however the quality of the buildings varies across the site. The site is split across two levels and provides local employment opportunities for residents of Ystrad and the surrounding areas.

The Ystrad ward has a number of areas of formal and informal open space. The main recreational areas within the ward are Gelli Park, which hosts a bandstand, pavilion, bowls green, equipped play area and footpaths; as well as Gelligaled park, complete with playing fields, cricket pitch, paddling pool, equipped play area and rugby grounds. The settlement also has the Melin-yr-Hom playing fields and football pitch alongside a number of small grass verged areas at street level. The Council, in line with guidance, should seek to increase the amount of greenspace within the settlement.

Additionally, Ystrad has good public transport and active travel links, with bus and rail services running through the area, which link to Treherbert, Porth, Pontypridd, Cardiff and the wider area. As with the larger settlements, Ystrad would also require significant improvements in the provision of electric vehicle (EV) infrastructure, in order to support the move away from petrol/diesel vehicles in 2030.

Review of Settlements of 10 or More Dwellings Currently Outside the Settlement Boundary

The following section lists those settlements outside the defined settlement boundary that contain ten or more dwellings. Whilst these are established settlements, they are in unsustainable locations, which are not supported by local services and facilities to meet residents' needs. These settlements have been broken down into two categories, with 'type 1' being dwellings clusters and 'type 2' being terraced or linear streets.

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

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

These settlements have been reviewed and it is concluded that future development should not be facilitated in these areas given that they are unsustainable locations without the requisite services to support local residents. It is considered that development in the locations listed above would be contrary to national policy, particularly the National Sustainable Placemaking Outcomes.

