

Submission of Projects Form – National Development Framework	
Name	Rhondda Cynon Taf County Borough Council
Contact details	
Date	01/02/2017
Interest in site	Local Authority/Private
Details of landowner	Numerous
Title of project	Coalfield Legacy Regeneration
Summary of project	<p>It is a long held intention of Rhondda Cynon Taf to redevelop its considerable brownfield sites across the County Borough. This is evident in the Council's Local Development Plan, with several brownfield Strategic Sites key to the regeneration of their local communities and the overall County Borough's economic prosperity.</p> <p>However, to date, there has been limited advancement in the actual redevelopment of our large brownfield sites, primarily due to the economic challenges associated with them.</p> <p>Our Strategic Sites include 2 former deep mine colliery sites, 2 opencast coal mining sites (one operating and the other partially reclaimed) and two former coal processing sites. The further 2 sites have issues in relation to former underground mining.</p> <p>Some of the sites have seen considerable reclamation operations, bringing them back to a form where development is ongoing, such as at Llanillid, whilst the reclamation of the completed opencast at Hirwaun will provide for future development plateaux. Planning application has been sought on the Cwm Coking works site, but the considerable structures remain on site and there is no development to date. Other sites, such as the Phurnacite Site in the Cynon Valley and the Former Fernhill and Maerdy Collieries in the Rhondda Fawr and Rhondda Fach respectively, have had some interest in their redevelopments for residential and employment purposes, but considerable reclamation works are required.</p> <p>It is considered that there are major viability hurdles that developers need to overcome to commit to the redevelopment of these sites, and that external financial intervention in this process is needed for them to come forward.</p> <p>To date we are not fully aware of the aims and objectives of the National Development Framework, nor the issues it intends to address. However, from a South Wales Valleys authority perspective, it is paramount that such sites are soon redeveloped, for a number of reasons. In several instances, these sites are a continued eyesore, dominating the landscapes that have otherwise seen considerable restoration and</p>

	<p>regeneration schemes since the demise of the deep mining coal industry. Secondly, these are often substantial areas of land, that once restored are generally the remaining flat, developable areas of land in their communities. Furthermore, they are also centrally or well located and accessible to their communities.</p> <p>It is therefore proposed that a policy is formulated within the National Development Framework to consider such sites across the former South Wales Coalfield area. Firstly, it needs to identify the importance of these sites in the physical and economic regeneration and prosperity of their communities. Secondly, it should identify scope for financial intervention from outside organisations such as Welsh Government or City Deal, for example, to ensure their path of reclamation through to redevelopment.</p>
Location of project (Please attach location map)	South Wales Coalfield/All Wales
What consents are required?	Numerous
Consents already granted relevant to project	Cwm Coking Works since 2014
Public engagement to date	LDP process and individual planning application
Has an environmental assessment been prepared? (yes/no)	Yes, sites with planning permissions
Are there any site designations or constraints affecting the site?	Generally, the current uses/conditions of the sites are themselves their constraint to development
What is the delivery timescale for the project?	Medium to long term
How would the project contribute to the delivery of the 7 well-being goals?	<p>The project and the proposed policy has the potential to contribute to the delivery of many of the 7 well-being goals.</p> <p>The ultimate aim of the proposal is to see the redevelopment of derelict, formally heavy industrial sites. The development of these sites for uses such as housing, employment or retail uses would certainly contribute to a prosperous Wales and a more resilient Wales, particularly in areas with currently narrow economic base.</p> <p>These sites are often centrally located within existing urban settlements, and would add to a sense of cohesive communities if developed.</p>

	<p>Development of these sites may also allow for more use as accessible open space, which would contribute to a healthier Wales.</p> <p>Development of the sites, particularly for housing and employment uses for those sites in the northern parts of the South Wales valleys should lead to a more equal Wales.</p>
<p>Why is the project of national significance?</p>	<p>The section above identifies the specific experiences of Rhondda Cynon Taf in relation to the legacy of the coal mining industry here. However, it is recognised that this is an issue that is being seen across the South Wales Coalfield Local Authorities.</p> <p>It is understood that most of these authorities have identified at least one strategic allocation in their LDP that has some significant industrial legacy issue that prevents its viable development. This would include former ironworks, iron ore mining, deep mine coal sites, steelworks, coal processing activities and opencast coal mining. This policy principle could essentially apply to all forms of heavy industrial sites, where their reclamation costs prevent their development.</p> <p>A policy in the NDF that acknowledges the economic, social and environmental benefits of seeing these sites come forward for development would therefore clearly be of national significance. Indeed, such principle may apply to industrial sites across all of Wales.</p> <p>It is also considered that the financial intervention mechanisms that should be proposed through such a policy are of a scale that can only be set out at a National level.</p>
<p>Do you agree for your project and any supporting information to be made public?</p> <p>(Only projects and information that can be made public will inform the development of the NDF.)</p>	<p>Yes</p>

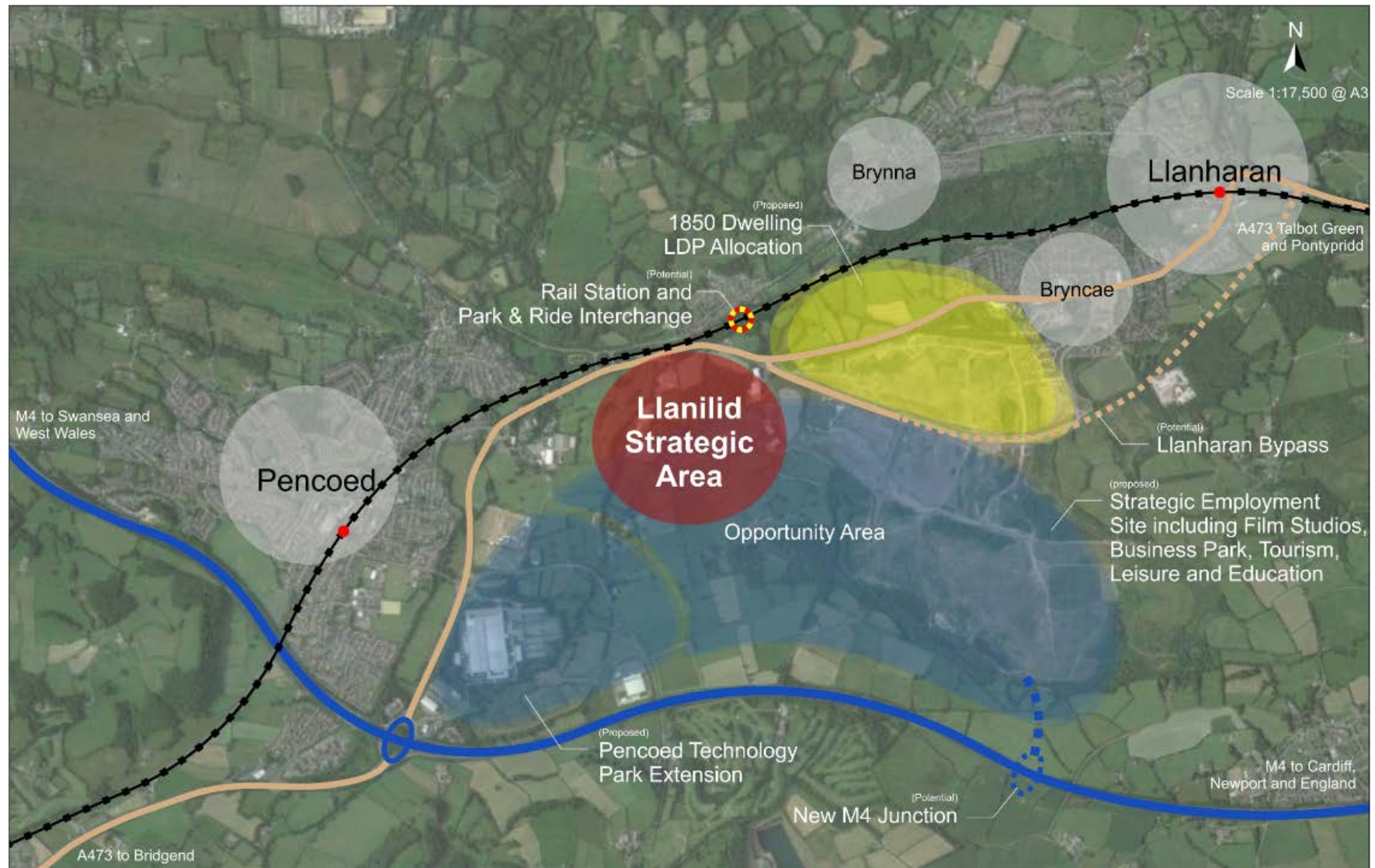
Submission of Projects Form – National Development Framework	
Name	Rhondda Cynon Taf County Borough Council
Contact details	
Date	01/02/2017
Interest in site	Local Authority/Private Developers
Details of landowner	Multiple
Title of project	Llanilid Strategic Area
Summary of project	<p>Within the Rhondda Cynon Taf Local Development Plan, land south of Llanharan is designated as the Llanillid Strategic Site for significant new housing and associated development. This is located on a small part of a broader area of land previously opencast mined, but now mostly reclaimed. It is considered that this broader area, that expands southward to the M4 and westward to the Pencoed Technology Park is an area that could be designated as a Strategic Area for development in the National Development Framework.</p> <p>This proposed Llanilid Strategic Area represents a significant opportunity in the South Wales area for major economic and employment growth.</p> <p>The project proposal consists of :</p> <ul style="list-style-type: none"> <li>• Significant <b>Urban extension</b> west of Llanharan and east of Pencoed, in line with the approximate 2,000 dwellings allocated in the LDP, with scope for further significant residential development.</li> <li>• <b>Business Park</b> – development of modern business park facilities with up to 200 acres of employment land available. Potential to build on the existing film studio facilities including the four state of the art silent stages. Also potential to expand the existing hi-tech sector at Pencoed Technology Park and then exploit the site's location in the form of a Strategic freight distribution facility. The site holds potential to explore the scope to develop a regional distribution centre due to its close proximity to the M4, Cardiff Airport and South Wales main line.</li> <li>• <b>Leisure</b> - Potential for significant leisure provision including hotels and 'resort' style golf course and conference facility</li> <li>• <b>Introduction of a new junction off the M4</b> - with associated service facilities. The new M4 access has previously been approved as part of the film studios/theme park proposal and will play a significant part in unlocking the potential of this strategic location</li> <li>• <b>Construction of the A473 Llanharan bypass</b> - identified in the LDP this infrastructure will compliment the <b>new M4 junction</b> in supporting the development of</li> </ul>

	<p>this location.</p> <ul style="list-style-type: none"> <li>• <b>Metro improvements</b> - to Llanharan to include a park and ride interchange</li> <li>• <b>New rail station and park and ride facility</b> – potential to provide a strategic sustainable transport solution to assist in alleviating congestion on the strategic network and into the nearby cities.</li> </ul> <p>There is growth in the creative industry sector across the region particularly in film and media. The Bay Studios in Swansea and the emergence of Cardiff as a location for film including Dr. Who could contribute to the South East Wales region being recognised as an international location for the film and media industry.</p> <p>The site benefits from:</p> <ul style="list-style-type: none"> <li>• Infrastructure improvements – current / potential</li> <li>• Part of a larger site with other uses R &amp; D Links – Sony/Ford</li> <li>• Offers employment opportunities outside of the local area</li> <li>• Complimentary to a regional package</li> </ul>
Location of project (Please attach location map)	<b>See maps attached.</b>
What consents are required?	Numerous
Consents already granted relevant to project	There is a permission for residential and associated community uses on the LDP Strategic Site allocation.
Public engagement to date	Significant engagement through the LDP process
Has an environmental assessment been prepared? (yes/no)	On parts of the permitted site.
Are there any site designations or constraints affecting the site?	<p>The allocated site has some constraints most notably:</p> <ul style="list-style-type: none"> <li>• Ground conditions – further reclamation work may be required</li> <li>• Some area of Sites of Importance for Nature Conservation</li> </ul>
What is the delivery timescale for the project?	The masterplanning exercise of the project is ongoing, with the scale of the project likely to take many years to see through its development.
How would the project contribute to	The project can contribute to the 7 goals for the well-being of future generations in a number of ways. Firstly, it contributes to

<p>the delivery of the 7 well-being goals?</p>	<p>the first goal – a prosperous Wales – through the proposed development of a modern business park granting 200 acres of employment land, in addition to the expansion of Pencoed Technology Park. The LDP Strategic Site element will include retail floor space, community facilities and a new primary school. This will all therefore result in significant job creation, including construction phases.</p> <p>A healthier Wales is also being achieved by the creation of public open space, while equal opportunities can be provided through the construction of a new primary school, new homes and at least 10% affordable homes. The southern sector of the site can also help to build Wales' culture by encouraging participation in the arts and leisure through a new leisure complex and film studio complex.</p> <p>Infrastructure developments for this project contribute greatly towards creating a Wales of cohesive communities.</p>
<p>Why is the project of national significance?</p>	<p>This is an extensive brownfield site alongside the M4. The Llanilid Strategic Area has the ability to host a range of investment and new employment opportunities across a number of key sectors. The proposals would further bring new housing, leisure and community development. The introduction of a new junction off the M4 will help unlock all this significant development potential.</p> <p>The site is also complimentary to the nearby Pencoed Strategic site including the Sony facility and Brocastle which has been identified as an investment priority for Welsh Government.</p> <p>The economic and employment opportunities here are in a highly accessible area serving the broader South Wales valleys, the M4 corridor and across into the Swansea Bay region as well. Indeed, the site could play a significant strategic role in linking the Cardiff Capital region with the Swansea Bay region.</p> <p>The considerable proposals within such a large site would clearly be of a scale that could be considered of national significance.</p> <p><b>M4 Corridor Opportunity Area.</b></p> <p>As the NDF needs to consider proposals across Wales, it is also proposed that this Llanilid Strategic Area could come forward alongside other projects proposed by Rhondda Cynon Taf along the M4 corridor. Map 2 below outlines an area indicatively showing a proposed M4 Corridor Opportunity Area. This area could be included in the NDF as a broader proposal,</p>

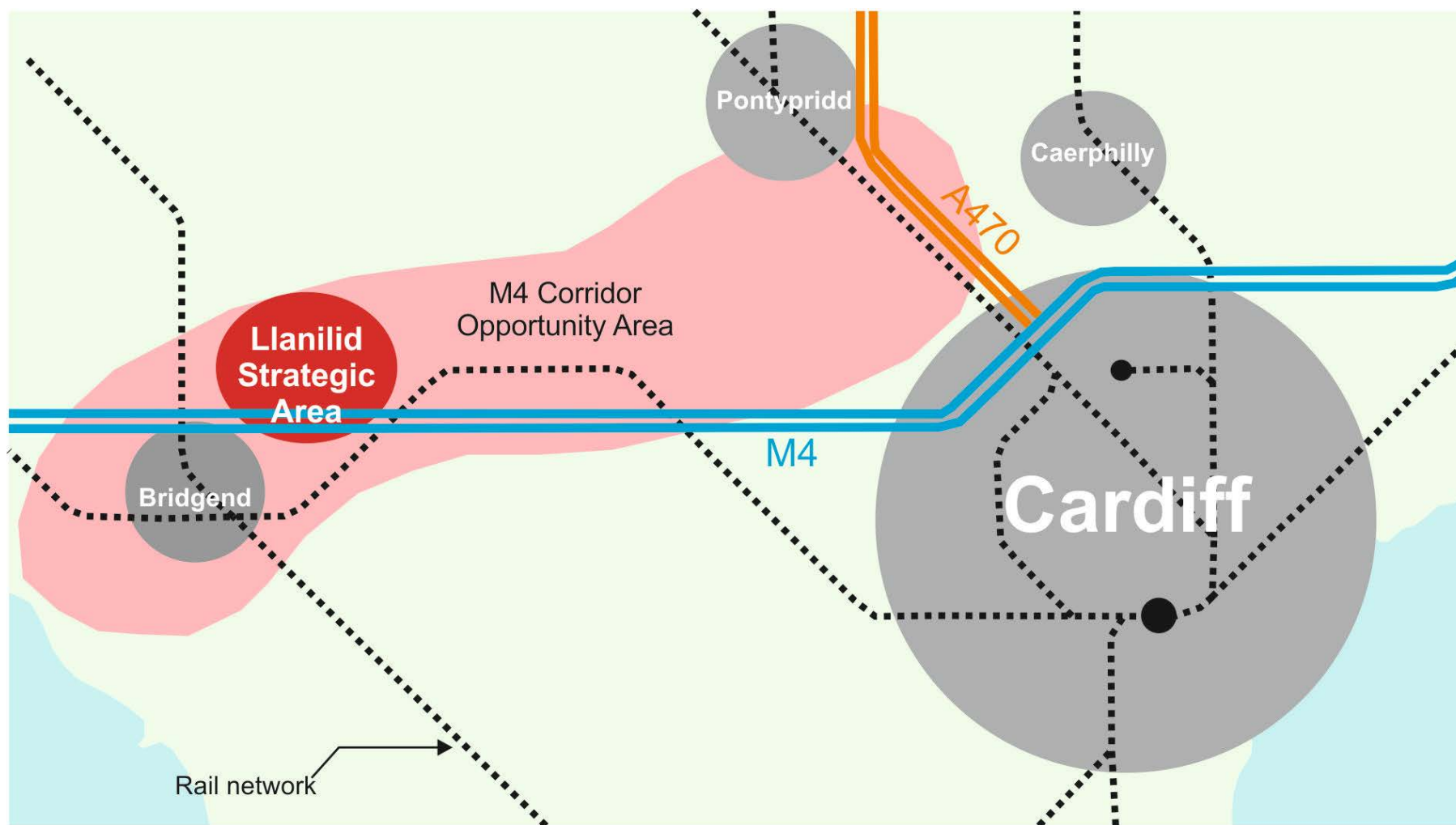
	<p>extending from Bridgend in the West through to Pontypridd. As well as the Llanilid Strategic Area, the other projects in the area proposed by Rhondda Cynon Taf; Llantrisant Strategic Area and Treforest Strategic Employment Area could be included in the M4 Corridor Opportunity Area.</p>
<p>Do you agree for your project and any supporting information to be made public?</p> <p>(Only projects and information that can be made public will inform the development of the NDF.)</p>	<p>Yes</p>

**Map 1 - Llanilid Strategic Area**





**Map 2 - Llanilid Strategic Area within the M4 Corridor Opportunity Area**



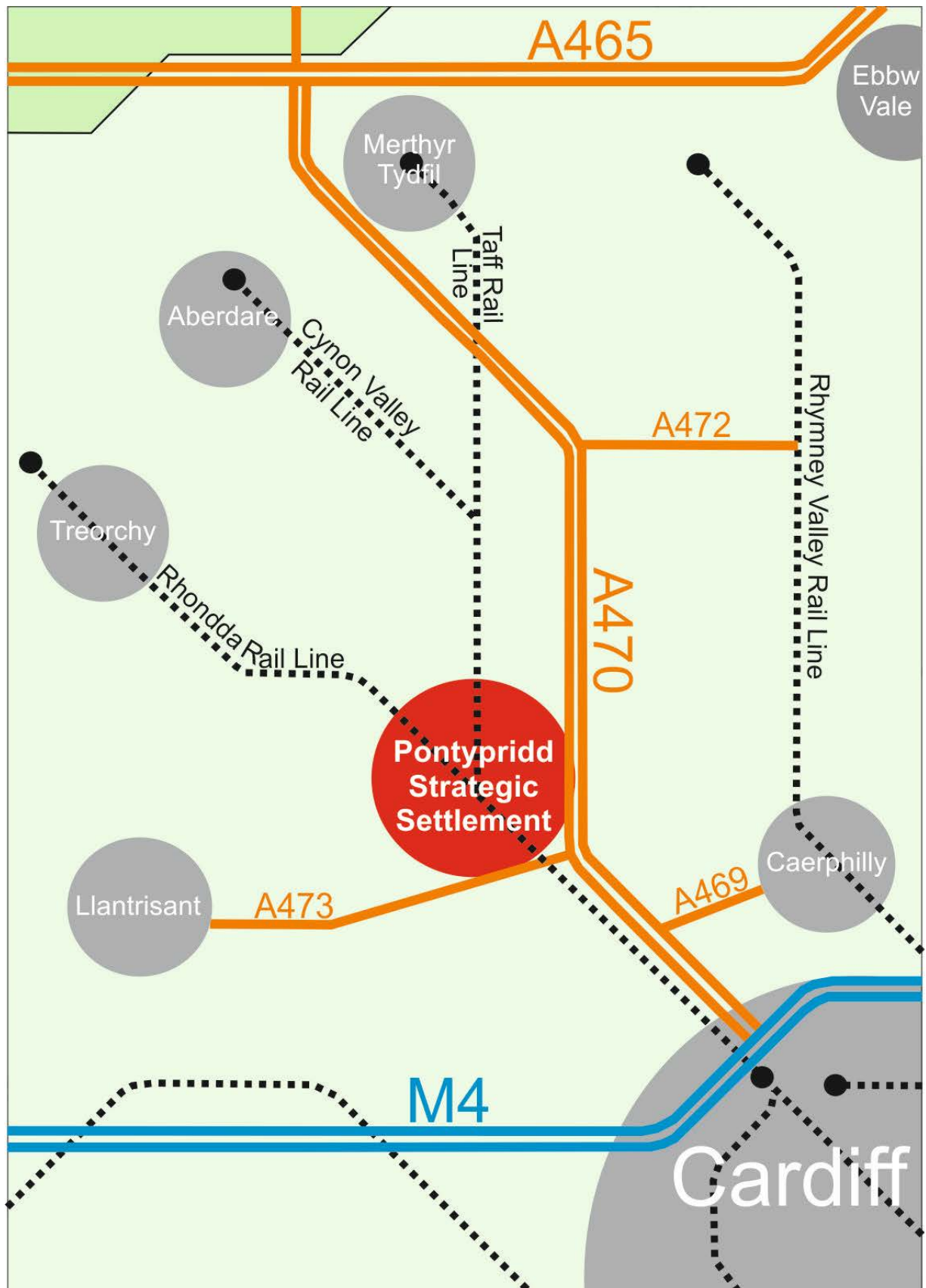
Submission of Projects Form – National Development Framework	
Name	Rhondda Cynon Taf County Borough Council
Contact details	
Date	01/02/2017
Interest in site	Local Authority
Details of landowner	Multiple, N/A
Title of project	<b>Pontypridd Strategic Settlement</b>
Summary of project	<p>Pontypridd and its broader conurbation is considered a pivotal town within the South East Wales Region. It is proposed that the town should be identified within the National Development Framework as a strategic settlement, or a similar such designation that recognises its position and the role it plays within this region.</p> <p>Sitting centrally within the Taff Valley, the town is strategically located alongside the A470 trunk road, being at a key location to access the adjoining Llantrisant urban areas to the west, Rhondda Valleys, Cynon Valley and Merthyr Tydfil to the west and north and access to the Rhymney Valley and Caerphilly County Borough to the east. Similarly, Pontypridd sits at the convergence of the three main 'Valley Line' train lines of the Rhondda, Cynon and Merthyr/Taff valleys. Together, both road and rail infrastructure meet in the broader Pontypridd urban area, with access to Cardiff and the M4 to the South continuing from here. The Taff Trail from Brecon to Cardiff also passes through the Town.</p> <p>Pontypridd offers many facilities and services for the residents of the town, the surrounding area and the considerable population of the central South Wales Valleys area. This includes employment, retail, leisure and education opportunities and many other public and legal services provision.</p> <p>Some of the key facilities include the Town Centre and all associated uses, Ynysangharad Park and its National Lido of Wales, the University Of South Wales, Treforest Industrial Estate and Llantrisant Business Park.</p> <p>There is a significant programme of regeneration investment in place which will deliver positive change and further improvement to Pontypridd. It will achieve ambitious targets and outcomes and lever private sector involvement and investment. The programme comprises a set of complementary initiatives which together will create an environment for future investment and growth in South East Wales. These include:</p> <ul style="list-style-type: none"> <li>• <b>Redevelopment of the Taff Vale Site</b> – a major mixed use site proposal at a key town centre location</li> <li>• <b>The Link Bridge</b> – a statement making bridge link over the River Taf providing a new gateway link between the town</li> </ul>

	<p>centre and the newly opened Lido Ponty facility</p> <ul style="list-style-type: none"> <li>• <b>Ynysangharad Park</b> – Building on Lido Ponty as a regional visitor attraction upgrading the park and introducing complementary and innovative features and restoring original features.</li> <li>• <b>Pontypridd YMCA</b> – Redeveloping the YMCA to be fit for the future as a community and social enterprise hub and centre for creative arts.</li> <li>• <b>Bingo Hall Site Redevelopment</b> – a major disused site at the southern entrance to the town for a mixed use redevelopment.</li> <li>• <b>Townscape Property Improvements</b> – a targeted approach to upgrading town centre buildings and business and property owners for increased business and commercial use, employment growth and continuing to improve the quality of the townscape.</li> <li>• <b>Develop Vacant and Underused Sites and Premises</b> – to take advantage of inward investment opportunities to provide significant service sector jobs growth.</li> <li>• <b>Business Improvement District (BID)</b> - the BID is a private sector led development supported by Welsh Government that will bring businesses and other stakeholders together to improve the trading environment and increase profitability.</li> <li>• <b>Improve Access for Visitors and Tourists</b> – including improvements to the town's attractions and the Taff Trail's cycling and walking provision and the Glamorganshire Canal area.</li> </ul> <p>It is considered that these projects to develop Pontypridd as a Regional Town would result in the following outputs and outcomes:</p> <p>Jobs Created 1000  Jobs Accomodated 500  Enterprises Accomodated 40  Hectares of Land Developed 3  Business Premises Created or Refurbished (sq m) 12 000</p> <p>This programme builds on the successful delivery of regeneration improvement over the last five years which includes the redevelopment of the Brown Lennox site and new Sainsbury's Store, the EU, ERDF supported Pontypridd Town Centre Regeneration Improvements, the redevelopment, restoration and opening of Lido Ponty as a regional visitor attraction, the modernisation and upgrading of Pontypridd Railway Station and the Pontypridd Vibrant and Viable Places Programme which is still being delivered.</p> <p>The identification of Pontypridd as a strategic settlement or conurbation will provide significant added value to the Capital Region Metro project as Pontypridd will be a significant hub for connectivity improvements across that network. Improvement</p>
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	opportunities at Trefforest Industrial Estate will also be beneficial to the success of Pontypridd. Major strategic housing and mixed use site development in the surrounding area such as at Cwm Colliery, Beddau Mwyndy Cross, Llantrisant and Lady Windsor Colliery will provide significant momentum to growth and regeneration in the area.
Location of project (Please attach location map)	<b>See map below</b>
What consents are required?	Numerous
Consents already granted relevant to project	Various individual developments have been built, others have permission in place with others awaiting permission. It should be noted that the overall scope of the proposal does not necessarily rely on individual development sot come forward through the planning process.
Public engagement to date	Various levels of public engagement on the many projects and proposals mentioned above.
Has an environmental assessment been prepared? (yes/no)	There have been environmental assessments prepared on some of the many projects and proposals mentioned above.
Are there any site designations or constraints affecting the site?	There are some constraints that may effects certain elements of certain of the proposals mentioned above, although generally too specific to affect the overall proposal.
What is the delivery timescale for the project?	The development and delivery of this programme will take place over various timescales in coming years. However, the intention of the proposal is that Pontypridd becomes a Strategic Settlement in South Wales during and well beyond the timeframe of the NDF.
How would the project contribute to the delivery of the 7 well-being goals?	<p>The project will contribute to the delivery of several well-being goals. For example, 'a healthier Wales' will be promoted through the improvement of the Taff Trail's cycling and walking provision, encouraging sustainable transport and exercise. This also meets the 'A Wales of cohesive communities' goal in that it improves accessibility to the town centre, making more places better connected to the centre. In addition, the Link Bridge over the river Taff provides a new gateway link between the town centre and the newly opened Lido Ponty facility – again improving accessibility and encouraging exercise at the Lido.</p> <p>'A Wales of vibrant culture' is achieved by this project, firstly through the Lido Ponty acting as a regional visitor attraction, and secondly with the YMCA redevelopment to become a community and social enterprise hub for creative arts.</p> <p>Finally the project will help make a more prosperous Wales. For</p>

	<p>example, a Business Improve District will be implemented to bring businesses and stakeholders together to improve the trading environment and increase profitability. Furthermore, upgrades to town centre builds and public realm will also increase business and improve the trading environment.</p>
<p>Why is the project of national significance?</p>	<p>Pontypridd is a key location in the South East Wales Region in terms of employment, connectivity to other key settlements in South East Wales, further education and overall services provided within the Town Centre in terms of leisure and retail. It is important that Pontypridd performs effectively and maximises opportunities if the region is to work well as an economic and labour market area.</p> <p>The City Deal process provides a further significant opportunity to develop Pontypridd as a pivotal regional centre for employment growth and development and as an attraction for sustainable tourism and visitors, for a considerable element of the South East Wales valleys population.</p> <p>The Metro and planned electrification of the Valley Lines network, coupled with the highway works that have already been carried out to increase capacity and improve traffic flows around the town centre and its approaches, provide a great impetus for Pontypridd to become a regional focus for private sector investment.</p> <p>It is therefore considered that the identification of Pontypridd as a Strategic Settlement is wholly necessary and justified above.</p>
<p>Do you agree for your project and any supporting information to be made public?</p> <p>(Only projects and information that can be made public will inform the development of the NDF.)</p>	<p>Yes</p>

## Pontypridd Strategic Settlement



Submission of Projects Form – National Development Framework	
Name	Rhondda Cynon Taf County Borough Council
Contact details	
Date	01/02/2017
Interest in site	Local Authority/Private
Details of landowner	Numerous
Title of project	Treforest Strategic Employment Area
Summary of project	<p>The Treforest Industrial Estate and surrounding area is considered to play a key role in the economic wellbeing of the central South Wales areas. Considering also the range of opportunities for improvements and expansion that exist for the estate, it is proposed that a Treforest Strategic Employment Area be included in the National Development Framework.</p> <p>Treforest is a truly strategic location just north of Junction 32 of the M4, at the funnel point of the rail and road network which link the densely populated valley areas to Cardiff. The A470 provides convenient links to the South Wales Valleys as well as the Midlands and beyond via the M5. The estate has major potential to deliver economic benefits right across the region due to its prime location, composition, transport links, Further Education/Higher Education (FE/HE) presence, and location of anchor companies. At the heart of the Cardiff City Region, there is potential to provide an innovation based 21<sup>st</sup> Century business environment, including support for research, development, and skills development, to attract the businesses and jobs required to revitalise the regional economy.</p> <p>The Treforest Strategic Employment Area presents key employment and innovation opportunities, through improvement of the structure and identity of the regionally significant Industrial Estate, creating a fusion of research &amp; development, employment and education in an attractive work environment, attractive to business and investment. This is a key opportunity to improve the economic status of the region and wider South Wales.</p> <p>The Treforest Strategic Employment Area is intended to see investment, innovation and enterprise within the area as follows;</p> <ul style="list-style-type: none"> <li>• <b>Business Hub to Facilitate Innovation and Business / Job Growth</b> - The creation of a dynamic facility to support innovation and develop businesses working in high value, and primarily advanced manufacturing, sectors. Working with</li> </ul>

FE/ HE, public and private sector partners the Hub will build on the cluster and create focal point for the region for innovation in the industry, play a key role in underpinning the South East Wales manufacturing economy, adding value to the Enterprise Zones and contributing to the development of the industry's global competitiveness.

- **New Flexible Business Space for SMEs** - In partnership with the private sector, the major re-development of part of the estate to provide more flexible and dynamic commercial space to meet changing and emerging business needs. The project will aim to provide much needed starter space units (500sqft) to support growing businesses with accommodation for micro businesses and small to medium sized enterprises.
- **Local Development Order** - To cut red tape supporting dynamic business led evolution within the heart of the region at Treforest. A Local Development Order will streamline the requirements of the planning process to make the area more attractive and responsive for inward investment and local businesses.
- **Estate Improvement Programme** - Development of a complementary programme of support aimed at improving the physical trading environment of the estate. The success of the programme will be measured in terms of jobs created, jobs safeguarded, work placements, businesses supported and private sector investment.
- **Maximising Broadband Opportunities** - To add value to the Welsh Government Broadband rollout the project will consist of a bid to address gaps in broadband infrastructure and a programme of business support initiatives to support this process
- **A Programme of Business Community Engagement** - To establish innovative ways of developing productive and self sustaining partnerships on the estate has already commenced.

**Project outputs and outcomes:**

This exciting initiative will be delivered in collaboration with FE/ HE, public and private sector partners.



- Creation of skilled jobs
- Increase productivity
- Growth of our indigenous businesses and investment in the region
- Development of the our existing growing sectors with competitive strengths
- Development of a more innovative 'whole economy'
- Ensuring that jobs are accessible across the city-region
- Leverage of private sector investment
- Land developed
- Premises created
- Space to rent - Modern commercial units to accommodate a range of engineering and manufacturing businesses;
- Business incubation and growth acceleration;
- Wide range of business support services; Business training, Coaching and Mentoring;
- Unique opportunities with Coleg y Cymoedd and University of South Wales;
- State of the art buildings and equipment to engage young people;
- R&D laboratory facility alongside working businesses will enable a more cutting edge and flexible approach to sourcing solutions for the industry;
- Meeting and communal spaces dedicated to sharing knowledge and developing expertise.

**Coordination - links to other Programmes, Schemes and Investments:**

**Metro** – The Estate is already well served by public transport with its own rail station on the Valley Lines network and direct local bus links to the Rhondda Fawr, Rhondda Fach, Caerphilly, Cardiff and Church Village. The delivery of the Metro proposals and planned electrification of the Valley Lines network will further improve the connectivity of the Estate to workforces in communities with high levels of social and economic deprivation. This will provide a significant impetus for the development of Treforest as an attractive investment location by a step change in public transport accessibility. The Estate will be the focus for a greatly enhanced bus corridor between Cardiff and Pontypridd and there will be significant remodelling of rail facilities with new rail interchanges/park and rides at Taffs Well, Nantgarw and Upper Boat thereby making public transport a more

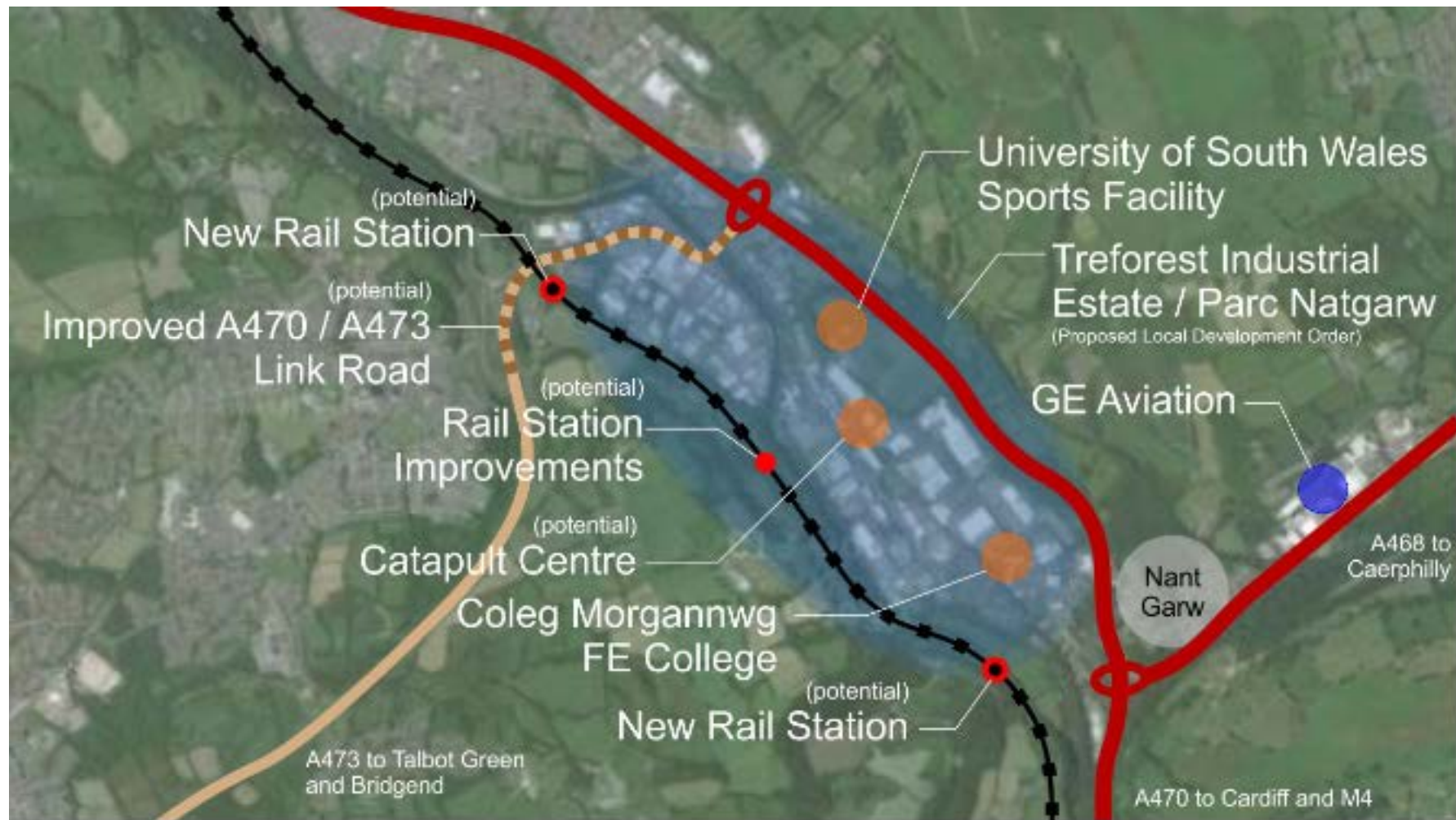
	<p>realistic and reliable option for people to access employment in the Estate.</p> <p><b>Other Associated Infrastructure Improvements</b> – will include capacity improvements at the Nantgarw A470 off sliproads. Along with RCT Council completed works to the A470 Upper Boat Gyratory System which are already improving traffic flows and the reliability of local bus services. Improvements to the transport system and particularly public transport will ensure that opportunities are readily accessible for people in local areas who are seeking employment.</p>
Location of project (Please attach location map)	<b>See maps attached</b>
What consents are required?	
Consents already granted relevant to project	<p>The LDO is at consultation stage.</p> <p>Engagement with the business community is underway.</p> <p>A programme of support for broadband rollout is being supported in partnership with Business Wales.</p> <p>Private sector support has been indicated for the commercial space proposal.</p> <p>Estate enhancements on the estate – concept stage.</p> <p>The Advanced Manufacturing hub - concept stage.</p>
Public engagement to date	There have been various levels of public engagement for various elements of the proposals.
Has an environmental assessment been prepared? (yes/no)	
Are there any site designations or constraints affecting the site?	There are various constraints effecting parts of the considerable sites in question. Most effect minor parts of the site, or have minor effect on the employment uses existing and proposed, e.g. Sites of Importance for Nature Conservation, flood risk (both TAN C1 and TAN C2) and coal mining activity
What is the delivery timescale for the project?	<p>LDO adoption 2016/17.</p> <p>Commercial space proposal – 2018/19 – subject to funding.</p> <p>Estate enhancements - 2018 – subject to funding.</p> <p>Advanced manufacturing hub – 2018/19 – subject to funding.</p> <p>Broadband support ongoing.</p> <p>Business engagement ongoing.</p>
How would the project contribute to the delivery	The project aims to contribute to the delivery of several well-being goals. The project contributes to a prosperous

<p>of the 7 well-being goals?</p>	<p>Wales by presenting key employment and innovation opportunities through the improvement of the structure and identity of the regionally significant Treforest Industrial Estate. For example, the development of a Business Hub facilitating innovation and business will create significant job growth, while a new flexible business space will support growing small and medium sized enterprises. This ultimately creates more skilled jobs and increased productivity, contributing to a more innovative 'whole economy'.</p> <p>The project also aims to ensure more equal opportunities, improving the broadband opportunities in the region and minimum broadband gaps, in addition to ensuring that jobs are accessible across the city-region. A wide range of business support services will also be provided, including training and mentoring for businesses. State of the art buildings and equipment can attract and engage with young people, while new meeting and communal spaces contribute to making the area a more vibrant place. The university and college within the site improves the skills of young people in the region, reinforcing the socioeconomic resilience of the region.</p> <p>Cohesive communities benefit from the project due to the £5m investment in making the estate more accessible. Further to this investment, accessibility to the estate will be greatly enhanced by a bus corridor between Cardiff and Pontypridd and remodelling of rail facilities.</p>
<p>Why is the project of national significance?</p>	<p>It is considered that the existing Treforest Industrial Estate plays a strategic economic role in the South Wales region. These proposals for the evolution of the estate, and wider area, are considered to be of a scale that would raise the profile of the estate to having a national significance within the National Development Framework.</p> <p>The Treforest Strategic Employment Area has the most advantageous geographical position for the development of those larger employment sectors which would otherwise be unsuited to a city centre location. It has the critical benefit of the University of South Wales and Coleg y Cymoedd within it, it has WG government anchor companies adjacent, and an engaged and keen private sector. It should also be noted the considerable employer GE Aircraft Engine Services is located on the edge of the estate and would certainly be included within the Strategic Employment Area.</p> <p>The City Deal Position Statement is clear that innovation, delivery of quality jobs and reducing dependency are all key drivers to the success of the region. This project hits</p>

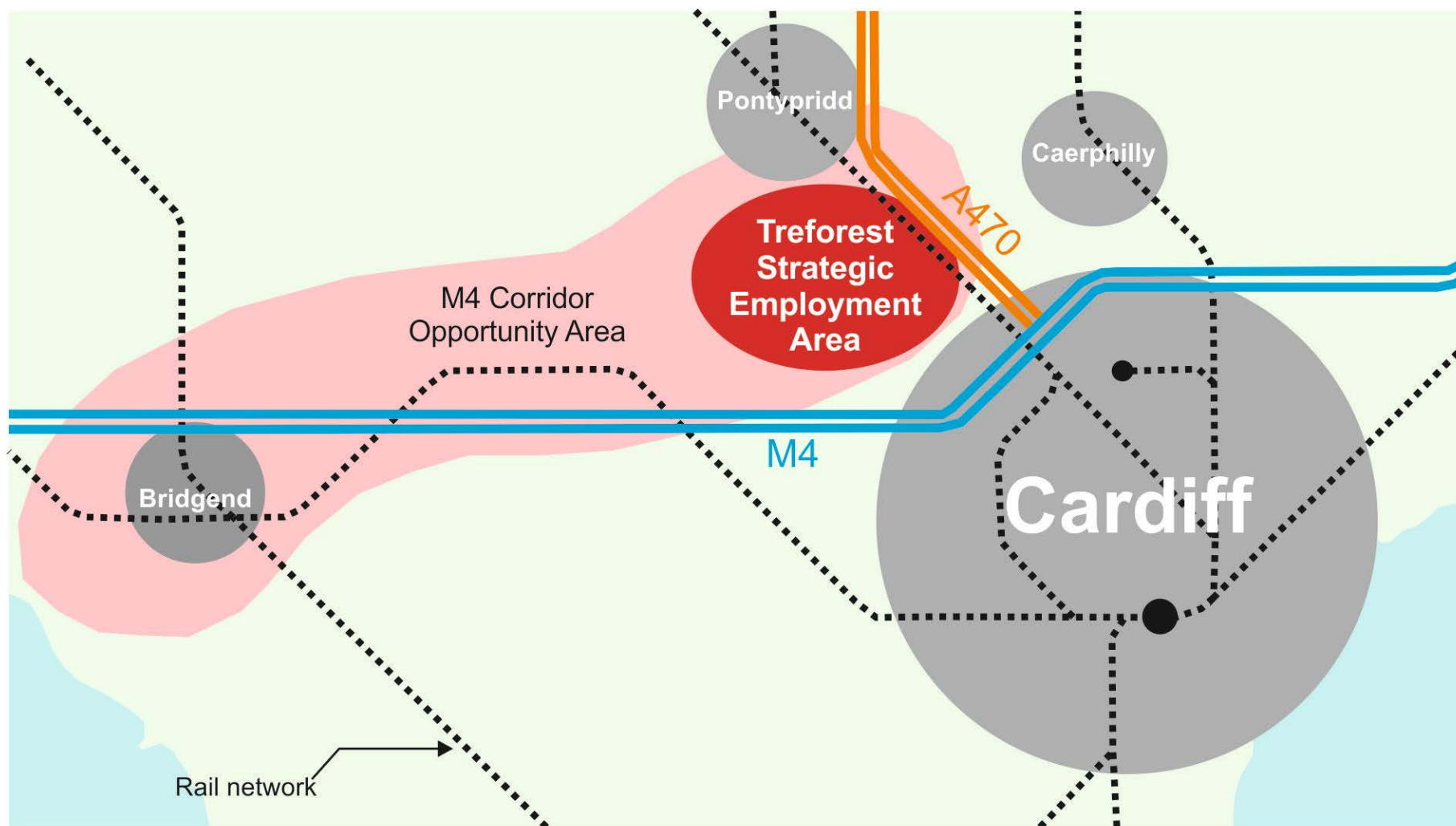
	<p>these issues square on by:-</p> <ul style="list-style-type: none"> <li>• Building an Innovation Region</li> <li>• Reduce the productivity gap with the UK average</li> <li>• Support the growth of our indigenous businesses and secure investment in the region</li> <li>• Support the development of niche sectors with competitive strengths</li> <li>• Develop a more innovative 'whole economy' embracing all sectors</li> </ul> <p>Delivering Quality Jobs</p> <ul style="list-style-type: none"> <li>• Increase the number of jobs with above average earnings</li> <li>• Ensure that workforce skills match employer needs</li> <li>• Support the growth of indigenous business and secure investment in the region</li> </ul> <p>Reducing Dependency</p> <ul style="list-style-type: none"> <li>• Ensure that jobs are accessible across the city-region</li> <li>• Ensure that workforce has work ready skills</li> <li>• Support for the region's worklessness population to enter the labour market</li> <li>• Support the development of sustainable communities</li> </ul> <p><b>M4 Corridor Opportunity Area.</b></p> <p>As the NDF needs to consider proposals across Wales, it is also proposed that this Treforest Strategic Employment Area could come forward alongside other projects proposed by Rhondda Cynon Taf along the M4 corridor. Map 2 below outlines an area indicatively showing a proposed M4 Corridor Opportunity Area. This area could be included in the NDF as a broader proposal, extending from Bridgend in the West through to Pontypridd. As well as the Treforest Strategic Employment Area, the other projects in the area proposed by Rhondda Cynon Taf; Llantrisant Strategic Area and Llanilid Strategic Area, could be included in the M4 Corridor Opportunity Area.</p>
<p>Do you agree for your project and any supporting information to be made public?</p> <p>(Only projects and information that can be made public will inform the</p>	<p>Yes</p>

development of the NDF.)	
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**Map 1 - Treforest Strategic Employment Area**



**Map 2 - Treforest Strategic Employment Area within the M4 Corridor Opportunity Area**



Submission of Projects Form – National Development Framework	
Name	Rhondda Cynon Taf County Borough Council
Contact details	
Date	01/02/2017
Interest in site	Local Authority/ Private Developers
Details of landowner	Numerous
Title of project	Llantrisant Strategic Area
Summary of project	<p>The Rhondda Cynon Taf Local Development Plan allocates significant areas within the wider Llantrisant for development. This includes the Strategic Site at Mwyndy for a range of residential, employment and retail opportunities, with a further significant employment allocation at Coedely. Further to this are the considerable existing employment areas at Llantrisant Business Park and Talbot Green industrial estate, with the existing retail centres and retail park.</p> <p>This proposal seeks to develop on the pivotal location of the broader Llantrisant and Talbot Green area as a connecting zone between the growth of the Cardiff Capital City and the regeneration of the valleys areas to the north. It is considered that the Llantrisant Strategic Area has a significant opportunity to build on its increasing prosperity and should be included within the National Development Framework accordingly.</p> <p>The breadth of development opportunities that exist in the Llantrisant Strategic Area, significantly beyond existing LDP allocations, include;</p> <ul style="list-style-type: none"> <li>• <b>Mwyndy Business Park</b> - On land to the east of the A4119 at Mwyndy Cross the development of a major business park. Potential for around 30,000 square metres of floorspace with excellent transport connection in a strategic location alongside the M4, on the edge of Cardiff, in a highly accessible to the northern valleys.</li> <li>• <b>Mwyndy Residential</b> - On land to the west of the A4119 and adjoining the existing Cefn yr Hendy estate the development of 400 new residential properties together with a new primary school and local retail centre of up to 200sq.m. net sales floor space;</li> <li>• <b>Mwyndy Park and Ride</b> - Construction of a Park and Ride facility on land adjacent to the junction of the A4119. Opportunity for users to car share and for site to be served by frequent, local bus services that currently operate alongside proposed site to/from Cardiff.</li> <li>• <b>New Town Centre</b> - Adjacent to the A473 and Cowbridge</li> </ul>



	<p>Road the development of a new town centre (inc. convenience and comparison retail floor space, leisure floor space, public space, public transport hub, new pedestrian and cycle links and residential development (apartments and town houses).</p> <ul style="list-style-type: none"> <li>• <b>Coed Ely Employment Park</b> – This is an oven ready brownfield site less than 5 miles from the M4. The site is a former colliery and coke works, in Welsh Government ownership, which has been reclaimed to provide 3 development plateaus served by a spine road access directly onto the A4119. The site is capable of accommodating 40,000 square metres of B1, B2 and B8 development.</li> <li>• <b>South Coed Ely Link Dualling</b> - This scheme would upgrade the A4119 between Talbot Green and Coedely to dual carriageway standard. It would help facilitate the <b>Coed Ely Employment Park</b> immediately to the north and <b>Mwyndy Business Park</b> and the <b>New Town Centre</b> to the south</li> <li>• <b>METRO</b> - One of the main projects emerging from Metro is the North West Cardiff-RCT transport scheme. This will provide rapid transit opportunities for residents and businesses that will transform connectivity and accessibility.</li> </ul>
Location of project (Please attach location map)	<b>See maps attached</b>
What consents are required?	Numerous
Consents already granted relevant to project	There are various outline and full permissions for the retail element of the Mwyndy/Talbot Green Area LDP Strategic Site.
Public engagement to date	Significant public engagement in preparing the LDP.
Has an environmental assessment been prepared? (yes/no)	For certain parts of the permissions above.
Are there any site designations or constraints affecting the site?	The site is subject to a number of relatively small and localised constraints in relation to minor elements of the very broad areas within the proposal.
What is the delivery timescale for the project?	<b>New Town Centre</b> - Outline planning permission was granted, subject to conditions and a S.106 Agreement, in December 2014 for the new town centre, comprising:

- 10,801sq.m. (gross) Class A1 foodstore/supermarket
- 8 pump PFS
- 35,522sq.m. (gross) Class A1 retail floorspace
- 600sq.m. (gross) Class A1 cafe space
- 1,000sq.m. (gross) Class A2 space
- 2,390sq.m. (gross) Class A3 space
- 8 screen cinema
- 64 dwellings
- Multi storey and surface level car parking
- Associated access infrastructure, reprofiling, landscaping and flood alleviation works.

The provision of the supermarket is to be Phase 1 of the development with the remainder coming forward as Phase 2.

Work has commenced on Phase 1 with the initial infrastructure works due for completion in October 2016.

**Mwyndy Residential** – An application is currently being determined.

**Mwyndy Business Park** - The employment land to the east of the A4119 at Mwyndy Cross was the subject of a previous Welsh Government outline application back in 2003 (ref: 03/1674), which sought permission for a mixed use development comprising Class B1 development and residential units. The Class B1 units (up to 30,000sq.m.) were to be located to the east of the A4119, with up to 216 residential dwellings on the western side of the A4119. The application also included the creation of a new grade separated junction to the A4119, which linked the two elements. The application was allowed on appeal in October 2008 and is now time expired. However, all the land within that application site is now included within the LDP allocation. It is understood that the land has been sold by Welsh Government to a private company

**Coed Ely Employment Park** – Welsh Government have produced a masterplan for the site identifying a number of alternative ways the site can come forward as an industrial/business park. WG are in the process of updating information (eg, highways modelling) with a view to increasing the profile of the site through more targeted marketing.

**Mwyndy Park and Ride** - Project is outlined in the Council's Local Development Plan which has safeguarded proposed site for this facility. It is also included as a medium and longer term aspiration in the South East Wales Valleys Local Transport Plan. A feasibility study has been undertaken to review and identify options. Enhanced public transport facilities are necessary to mitigate the additional demands created by the strategic

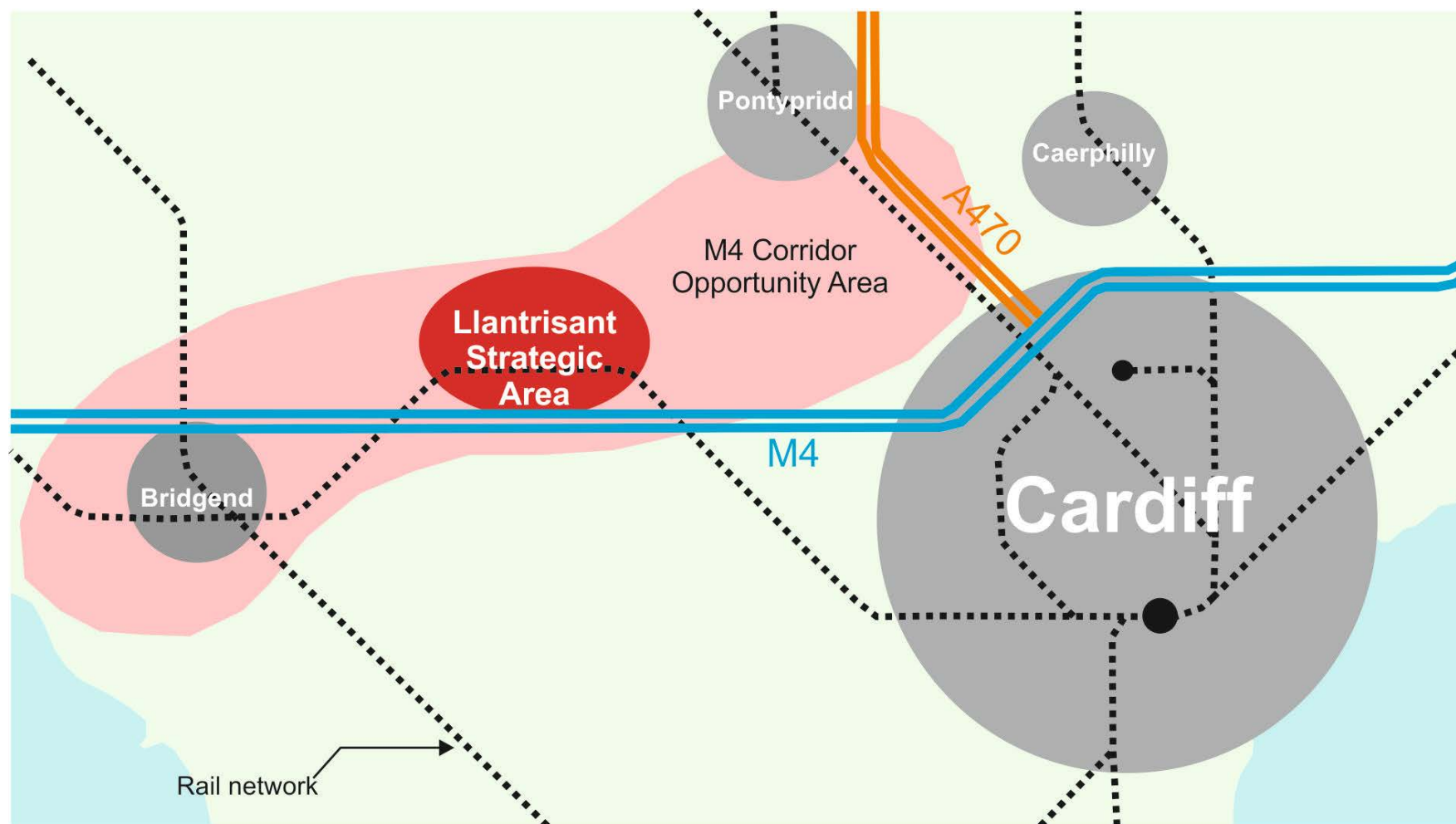
	<p>developments envisaged in NW Cardiff arising from their LDP allocations.</p> <p><b>South Coed Ely Link Dualling</b> – Project would enhance access to Coed Ely Employment Park and complete a fully dualled linkage with the M4 from Junction 34. It would act as a gateway to Tonyrefail and the Rhondda Valleys.</p>
How would the project contribute to the delivery of the 7 well-being goals?	<p>The project can contribute to the delivery of the 7 well-being goals in several ways. Firstly, it will improve prosperity through the creation of jobs from the proposed Mwyndy Business Park, new 200m2 retail centre, Coed Ely Employment Park, and a new town centre. The new town centre would include 23,400 m2 of net retail floor space, in addition to 10,000 m2 net of leisure floor space which can contribute to making Wales healthier and strength Wales' vibrant culture. The new town centre can also add to creating a more globally responsible Wales by promoting more sustainable forms of transport, for example with the new pedestrian and cycle links, and the development of a park and ride facility.</p> <p>Equal opportunities can be achieved through the construction of a new primary school and 400 residential properties - 20% of which will be affordable housing. Regarding the goal focussing on creating cohesive communities, the new town centre in particular will contribute to creating a more attractive and viable community with a combination of leisure, retail, and public open space. Furthermore, the new library and community facility in addition to infrastructure improvements such as the Park and Ride facility and cycle links can also help to improve strengthen communities and build cohesion with other communities.</p>
Why is the project of national significance?	<p>The Llantrisant Strategic Area has the ability to host a considerable range of investment and new employment opportunities across a number of key sectors. The proposals would further bring new housing, retail, leisure and community development.</p> <p>The economic and employment opportunities here are in a highly accessible area serving the local population and the broader South Wales valleys, whilst the proximity of the M4 corridor can add to the potential and attraction of the area for growth.</p> <p>The considerable proposals across these sites, within such a large area would clearly be of a scale that could be considered of national significance.</p> <p><b>M4 Corridor Opportunity Area.</b></p> <p>As the NDF needs to consider proposals across Wales, it is also proposed that this Llantrisant Strategic Area could come forward</p>

	<p>alongside other projects proposed by Rhondda Cynon Taf along the M4 corridor. Map 2 below outlines an area indicatively showing a proposed M4 Corridor Opportunity Area. This area could be included in the NDF as a broader proposal, extending from Bridgend in the West through to Pontypridd. As well as the Llantrisant Strategic Area, the other projects in the area proposed by Rhondda Cynon Taf; Llanilid Strategic Area and Treforest Strategic Employment Area could be included in the M4 Corridor Opportunity Area.</p>
<p>Do you agree for your project and any supporting information to be made public?</p> <p>(Only projects and information that can be made public will inform the development of the NDF.)</p>	<p>Yes</p>

**Map 1- Llantrisant Strategic Area**



**Map 2 - Llantrisant Strategic Area within the M4 Corridor Opportunity Area**



Submission of Projects Form – National Development Framework	
Name	Rhondda Cynon Taf County Borough Council
Contact details	
Date	01/02/2017
Interest in site	Local Authority/Private
Details of landowner	Numerous
Title of project	Hirwaun Strategic Area
Summary of project	<p>There is an emerging strategic opportunity around the settlement of Hirwaun at the head of the Cynon Valley. There is a confluence in both time and place that could enable Hirwaun to play a significant strategic role in linking the Swansea Bay and Capital City Regions and on to the Midlands. There is an emerging energy cluster in Hirwaun and the opportunities for research and development, education and supply chain benefits need to be exploited.</p> <p>Accordingly, it is proposed that a Hirwaun Strategic Area is included within the National Development Framework.</p> <p>The Hirwaun area already hosts a considerable, strategic industrial estate, sitting alongside the A465 Junction, being accessible to Swansea to the west, the South Wales Valleys and the Midlands beyond. The estate and surrounding countryside is fast developing into a strategic hub for high profile energy projects.</p> <p>Work is well underway on the innovative 'energy from waste' Enviro parks. In addition to the clear environmental benefits brought by Enviro parks in terms of diverting waste from landfill to produce clean energy, there are also significant economic benefits for the South Wales Valleys region. The Pen y Cymoedd windfarm is the UK's largest onshore windfarm and a large solar farm has recently been completed to the west of Hirwaun. There is consent from the Department of Energy and Climate Change for a state of the art Gas Turbine Power Station on Hirwaun Industrial Estate and there is also an emerging project at nearby Bryn Pica to introduce an innovative closed loop energy from recycling facility.</p> <p>There is an opportunity to attract major high energy users to set up on the park, attracted by savings of as much of 20% on their energy bills. It is hoped this production of subsidised electricity will act as a catalyst for the further regeneration of Hirwaun Industrial Estate and the Hirwaun Strategic Area. Planning permission already exists for 10,000m<sup>2</sup> of industrial floorspace that would take advantage of the subsidised energy.</p>

	<p>There are then considerable proposals for further development of the Hirwaun Strategic Area, which include:</p> <ul style="list-style-type: none"> <li>• <b>Development of the Energy Sector Hub</b> - the accessible position, extensive scale, the emergence of an energy cluster in a growth sector for the region gives the site regional significance which could unlock widespread economic benefits.</li> <li>• <b>Development of an innovative closed loop energy from recycling facility</b> – to build upon other significant energy related operations emerging on the site</li> <li>• <b>Dualling of the A465 trunk road</b> – from Hirwaun to Abergavenny</li> <li>• <b>Introduction the A465 Cynon Gateway</b> - linking the dualled A465 with the Cynon Valley</li> <li>• <b>Create a Service Station and Lorry Park</b> – to facilitate travel across the region; to Swansea and the ferry ports to the west and then to the M5, the Midlands and beyond to the east.</li> <li>• <b>Planned conversion of mineral line to passenger services and extension of the Valleys line railway</b> – to Hirwaun through Metro</li> <li>• <b>Transport interchange hub</b> – Potential to redevelop the Tower Colliery freight terminal as an alternative commuting route to and from Cardiff</li> <li>• <b>Development of National Cycle Network (NCN)</b> – to provide connectivity to sustainable tourism opportunities (including opening up a tunnel network)</li> <li>• <b>Housing</b> – development of 400 houses plus</li> <li>• <b>Employment</b> - 36 hectares of employment land and improvements to existing stock</li> <li>• <b>Leisure use</b> – Playing fields and other potential leisure uses</li> <li>• <b>Community use</b> – potential medical centre//community centre/open space</li> <li>• <b>Development of a growth cluster across the region</b> – Energy sector</li> <li>• <b>Large-scale reclamation scheme</b></li> </ul> <p>It should be further emphasised that the dualling of the A465 from Hirwaun to Merthyr Tydfil, once completed, would complete the multi million pound investment by Welsh Government to see a fully dualled trunk road from Swansea to the M5 motorway.</p>
Location of project (Please attach location map)	<b>See maps attached</b>

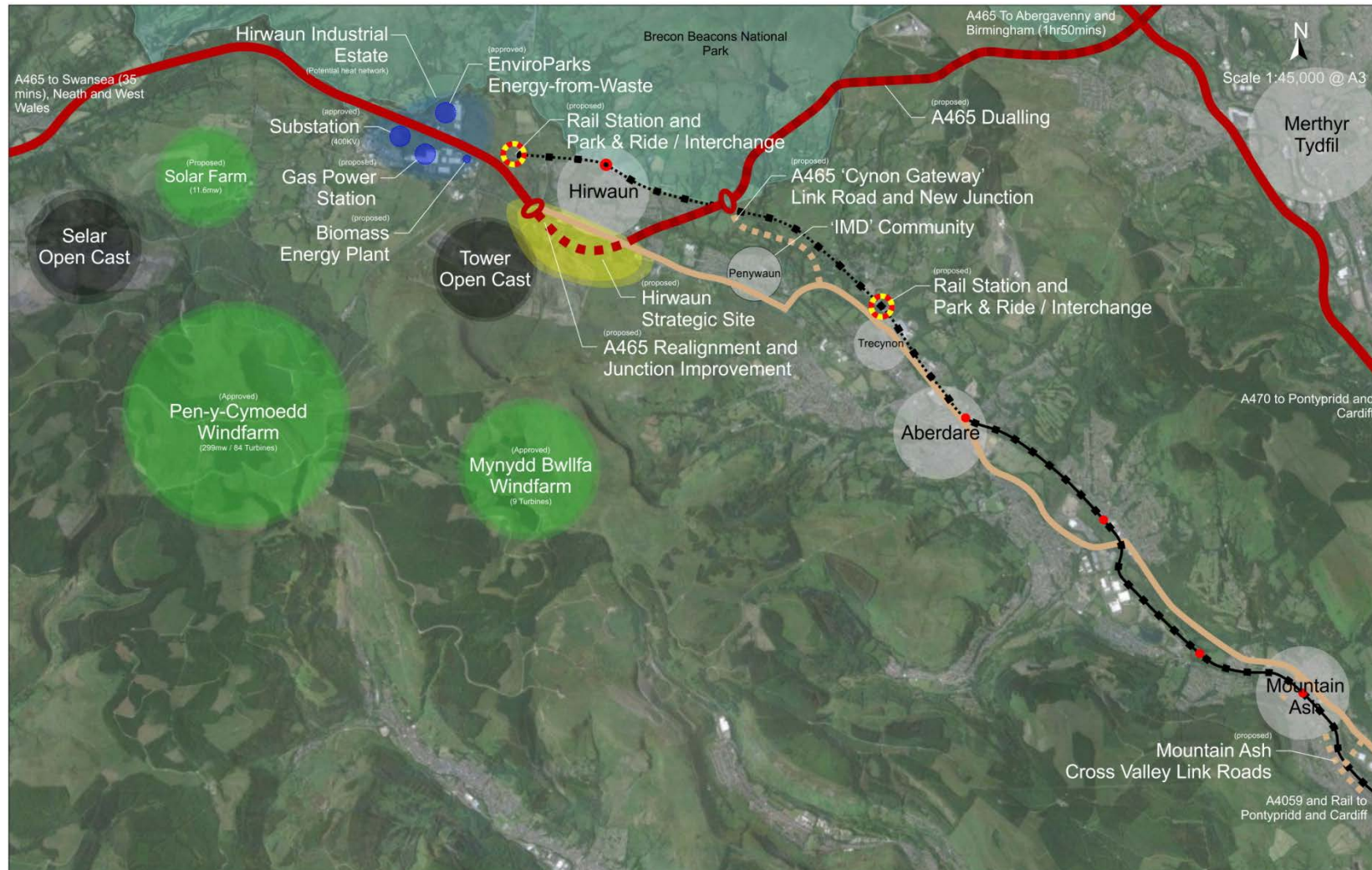


What consents are required?	Numerous
Consents already granted relevant to project	<p>Several of the Renewable Energy schemes have consent in place, with some having been constructed, or under construction.</p> <p>Part of the site is currently the subject of surface coal mining by Tower Regeneration Ltd, and it is proposed that when coaling finishes the western end of site will be restored with development plateaus for commercial/business use.</p> <p>There are a number of landowners who are currently negotiating a landowner agreement and a master plan exercise has been initiated for this commercial and housing element of the LDP Strategic Site. Outline planning permission was granted in 2015 for a supermarket on part of this site together with access to part of the housing land.</p> <p>This phase of the Heads of the Valley dualling is at design stage.</p>
Public engagement to date	Much public engagement took place in relation to the above planning applications and the LDP.
Has an environmental assessment been prepared? (yes/no)	For several of the applications included across the proposed Strategic Area.
Are there any site designations or constraints affecting the site?	<p>There are various constraints of varying scale across the major areas of land to be included in the Strategic Area. The primary constraints within the area include;</p> <ul style="list-style-type: none"> <li>• High-pressure gas main and safety zone</li> <li>• Special Areas of Conservation and Sites of Importance for Nature Conservation.</li> </ul> <p>Although clearly a major asset to the area and South Wales, until the dualling of the A465 has occurred, it will cause certain restrictions to the ease of development on parts of the Strategic Area.</p>
What is the delivery timescale for the project?	<p>2016: Masterplan process has been instigated</p> <p>2019: Surface coaling complete</p> <p>2020 NCN enhancements</p> <p>2020: Restoration/Development Plateaus complete</p> <p>2020 : S5&amp;6 A465 Dualling</p> <p>2020 : A465 Cynon Gateway Scheme</p> <p>2023 : Convert mineral line for passengers</p> <p>2023 : Create transport hub</p>
How would the project contribute to the delivery of the 7	The project can potentially contribute to all seven goals of the well-being of future generations.

<p>well-being goals?</p>	<p>Firstly, the project can help to build a more prosperous Wales through the creation of jobs – 36 hectares of land has been allocated for employment use, including a retail store of 2000m<sup>2</sup> net floor space. The Enviroparks scheme covered by the project will create up to 200 jobs both during development and upon completion of the site.</p> <p>With regards to the second goal and the seventh goal, a more resilient and globally responsible Wales can be achieved through the creation of several environmentally friendly developments surrounding energy. Examples include the development of innovative closed loop energy from recycling facility near Bryn Pica, development of a National Cycle Network, the development of a state of the art Gas Turbine Power Station on Hirwaun Industrial Estate, and the delivery of the Enviroparks scheme. These examples can put Wales in the forefront of environmental technology, and will be supplementary to existing renewable energy projects around Hirwaun such as the Pen-y-Cymoedd wind farm and solar farm.</p> <p>A healthier Wales can be contributed to by potentially developing a medical centre, meanwhile the sixth goal can be helped by the introduction of further playing fields, open space, and a new community centre.</p> <p>A more equal Wales is aided by the development of a new school, and a minimum of 400 houses – at least 10% of which will be made affordable housing in accordance to LDP policy NSA 11.</p> <p>Lastly, more cohesive communities can be formed due to the extensive improvement of transport links surrounding the site. For example, the A465 from Hirwaun to Abergavenny is to be dualled, with an extension named the Cynon Gateway linking the A465 with the Cynon Valley. Further examples regarding transport improvements are stated in the project summary section.</p>
<p>Why is the project of national significance?</p>	<p>It is considered that the proposed Hirwaun Strategic Area is a project of national significance for a number of reasons, as outlined above.</p> <p>These could be summarised as firstly the strategic location of the existing, substantial industrial estate and its strategic location on the A465.</p> <p>Secondly is the ongoing development and establishment of the area as a hub for a significant amount of investment in considerably high profile and varied energy projects.</p> <p>Furthermore, the location will continue to be enhanced by the completion of the dualling scheme of the A465 trunk road from Hirwaun to Abergavenny. The Cardiff Capital Region's Metro proposals will also allow for considerable improvement to the accessibility of the area. This would include access to the</p>

	<p>employment opportunities created here, as well as for better public transport options for existing and additional residents of Hirwaun, whilst improving opportunities for leisure activities in the surrounding countryside of the Brecon Beacons.</p> <p>Alongside this, the Council's vision for the Strategic location is the expansion of Hirwaun as a key settlement in Rhondda Cynon Taf, through residential, employment and community development.</p> <p>The accessible position, extensive scale of overall development proposals and the emergence of a specific energy cluster gives the Hirwaun Strategic Area national significance that could unlock economic benefits for wide areas of South Wales.</p> <p><b>Heads of the Valleys Opportunity Corridor</b></p> <p>Indicated below in Map 2 is reference to a concept identified as the Heads of the Valleys Opportunity Corridor, and where the Hirwaun Strategic Area could sit within it. Following the massive continuing investment made by Welsh Government in the dualling of the A465, it is proposed that there should be some recognition of the opportunities this could create within the National Development Framework.</p> <p>This is not a concept that Rhondda Cynon Taf is necessarily best placed to advance further, although it could evolve alongside similar proposals and concepts such as the Hirwaun Strategic Area which may exist along the South Wales valleys that connect to the A465 from Hirwaun to Abergavenny.</p>
<p>Do you agree for your project and any supporting information to be made public?</p> <p>(Only projects and information that can be made public will inform the development of the NDF.)</p>	<p>Yes</p>

**Map 1- Hirwaun Strategic Area**



**Map 2 - Hirwaun Strategic Area in the Heads of the Valleys Opportunity Corridor**

