



**CYNGOR BWRDEISTREF SIROL**  
**RHONDDA CYNON TAF**  
**COUNTY BOROUGH COUNCIL**

**Bydd cyfarfod rhithwir o'r  
Grŵp Llywio'r Cynllun Datblygu Lleol Diwygiedig  
yn cael ei gynnal ar  
Dydd Iau, 8fed Rhagfyr, 2022 am 10.00 am**

**Dolen gyswllt: J Nicholls (Rhif ffôn.01443 424098)**

**AGENDA**

**Tudalennau**

**1. DATGANIADAU O FUDDIANT**

Derbyn datganiadau o fuddiannau personol gan Gynghorwyr, yn unol â gofynion Cod Ymddygiad y Cyngor.

Nodwch:

1. Mae gofyn i Aelodau ddatgan rhif a phwnc yr agendwm y mae eu buddiant yn ymwneud ag ef a mynegi natur y buddiant personol hwnnw; a
2. Lle bo Aelodau'n ymneilltuo o'r cyfarfod o ganlyniad i ddatgelu buddiant sy'n rhagfarnu, rhaid iddyn nhw roi gwybod i'r Cadeirydd pan fyddan nhw'n gadael.

**2. COFNODION**

Derbyn cofnodion o gyfarfod Grŵp Llywio'r Aelodau mewn perthynas â'r Cynllun Datblygu Lleol Diwygiedig a gynhaliwyd ar 27 Ionawr 2022, yn grynodedb cywir o'r trafodaethau.

**3 - 4**

**3. CYFLWYNIAD A CHEFNDIR**

Cyflwyniad gan y Cyfarwyddwr Gwasanaeth – Gwasanaethau Democrataidd a Chyfathrebu

**4. PENODI CADEIRYDD**

Penodi Cadeirydd ar gyfer Grŵp Llywio'r Aelodau mewn perthynas â'r Cynllun Datblygu Lleol Diwygiedig.

## 5. **PENODI IS-GADEIRYDD**

Penodi Is-gadeirydd ar gyfer Grŵp Llywio'r Aelodau mewn perthynas â'r Cynllun Datblygu Lleol Diwygiedig.

## 6. **CYFLWYNIAD I'R CYNLLUN DATBLYGU LLEOL DIWYGIEDIG AR GYFER 2022-2037 A THROSOLWG OHONO**

Derbyn cyflwyniad i'r Cynllun Datblygu Lleol Diwygiedig, a diweddariad ynglŷn â'r cynllun, gan Reolwr y Gwasanaethau Datblygu (Polisi Cynllunio), ac yna cynnal trafodaeth mewn perthynas â'r gwaith paratoi sy'n cael ei gynnal, fel a ganlyn;

- Proses Llunio'r CDLI Diwygiedig a'r Cytundeb Cyflawni
- Rôl Grŵp Llywio'r Aelodau o ran Llunio'r Strategaeth a Ffeirir a Phynciau'r CDLI, gan gynnwys Cylch Gorchwyl
- Gwaith sydd wedi'i gynnal hyd yma
- Gweledigaeth, Materion sy'n codi ac Amcanion
- Opsiynau Strategol

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## 7. **Y CAMAU NESAF**

Trafod y camau nesaf a chytuno arnyn nhw.

### **Cylchrediad:-**

### **Y Cynghorwyr:**

Y Cyngorydd J Bonetto, Y Cyngorydd D Grehan, Y Cyngorydd G Hughes, Y Cyngorydd W Lewis, Y Cyngorydd C Middle, Y Cyngorydd M Powell, Y Cyngorydd S Rees, Y Cyngorydd J Smith, Y Cyngorydd L A Tomkinson, Y Cyngorydd S Trask, Y Cyngorydd G Hopkins and Y Cyngorydd R Williams

**Swyddogion:** Christian Hanagan, Cyfarwyddwr Gwasanaeth y Gwasanaethau Democrataidd a Chyfathrebu  
Simon Gale, Cyfarwyddwr Materion Ffyniant a Datblygu  
Jim Bailey, Pennaeth Cynllunio  
Clare Hewitt, Arweinydd y Garfan, Polisi Cynllunio  
Owen Jones, Rheolwr Gwasanaethau Datblygu (Polisi Cynllunio)  
Kym Scott, Uwch Swyddog Polisi Cynllunio



**RHONDDA CYNON TAF**

## **RHONDDA CYNON TAF COUNCIL RLDP STEERING GROUP**

Minutes of the virtual meeting of the RLDP Steering Group held on Thursday, 27 January 2022 at 9.00 am.

### **County Borough Councillors - RLDP Steering Group Members in attendance:-**

Councillor J Barton	Councillor G Hughes
Councillor J James	Councillor P Jarman
Councillor S Rees	Councillor G Thomas
Councillor J Williams	Councillor R Williams
Councillor R Yeo	

### **Officers in attendance**

Mr C Hanagan, Service Director of Democratic Services & Communication  
Mr S Gale, Director of Prosperity & Development  
Mr J Bailey, Head of Planning  
Ms C Hewitt, Planning Policy Team Leader  
Mr O Jones, Development Services Manager (Planning Policy)

### **18 Welcome & Apologies for Absence**

The Service Director Democratic Services & Communications welcomed Members and Officers to the meeting to receive an update on the progress of the Revised LDP preparation to date, to provide clarification on the alternative proposals to Revise the LDP and to begin the preparation of a new Revised LDP with an amended and extended Plan Period of 2022 – 2037.

He clarified the need to appoint a chair to the Steering Group and handed the meeting to the Vice Chair for the subsequent agenda items.

Apologies for absence were received from County Borough Councillors L M Adams, D Grehan and M Powell.

### **19 DECLARATION OF INTEREST**

In accordance with the Council's Code of Conduct, there were no declarations made pertaining to the agenda.

### **20 TO APPOINT A CHAIR**

It was **RESOLVED** to appoint County Borough Councillor S Rees as Chair of the RLDP Members Steering Group.

### **21 MINUTES**

**RESOLVED** to approve the minutes of the RLDP Members Steering Group for the 9<sup>th</sup> June 2021 as an accurate reflection of the meeting.

**RHONDDA CYNON TAF REVISED LOCAL DEVELOPMENT PLAN (RLDP)**

The Director of Prosperity & Development presented his Power Point slides which provided Members with an update on progress of the LDP to date to include the considerable work undertaken on the preparation of the revised LDP throughout the Covid pandemic. The Director advised how the Covid pandemic had prevented the preparation of the Preferred Strategy in this necessary timeframe, including the restrictions on engaging with all necessary stakeholders and the general uncertainty of the ever-changing circumstances on which to base evidence of the overall Strategy.

The Director commented that following discussions with Welsh Government Officials the most appropriate way forward is to cease preparation of the RLDP 2020 – 2030 and begin a new RLDP for 2022 -2037. He outlined a number of benefits that this proposal would bring, such as ensuring the evidence base is more stable following a period of uncertainty, allowing for larger and more strategic development sites to be allocated, if necessary and the longer-term financial rewards associated with the revised timeline.

The Director concluded his presentation with a timetable for the revised LDP 2022 – 2037 which would see its adoption in 2025.

Members were in agreement with the additional time given to the RLDP which would provide an opportunity for significant development projects to be included and were pleased that the previous work of the Steering Group would also be taken into account.

Following further discussion, it was **RESOLVED** to note the content of the presentation and the revised timetable.

The Chair wished to place on record her thanks to the previous Chair, Councillor G Caple for his role in the Steering Group to date.

**This meeting closed at 9.20 am**

**S Rees  
Chair**

## **Revised Local Development Plan Members Steering Group – Briefing Paper for the meeting of the 8<sup>th</sup> December 2022**

### **Revised Local Development Plan and Delivery Agreement**

This paper has been prepared to inform the meeting of the Members Steering Group for the Revised Local Development Plan (RLDP), on 8<sup>th</sup> December.

The Members Steering Group has met on four previous occasions at the end of 2020 mid 2021 and earlier this year. This was in relation to the preparation of the RLDP for the period 2020 – 2030.

There have been a number of major changes since we last met.

Firstly, it has been determined, in accordance with a Full Council decision, to cease with the above RLDP and begin a new one for the plan period 2022 – 2037. The reasons for these changes, and the new timetable for delivering the LDP, can be seen in the Council report, item 141, of the 9<sup>th</sup> March 2022. Formal commencement of this new Revised LDP then began in April.

There were subsequent Local Government elections, that has now seen the need to appoint new Members to this Steering Group. Welcome to you all.

Accordingly, it is appropriate to give a very high level background of a Local Development Plan. It is a statutory requirement for all Local Authorities in Wales to prepare an LDP. We have a three and a half year timeframe to take it through a series of stages of preparation. This would include determining the Preferred Strategy (and associated strategic planning policies), followed by a more detail final Deposit LDP that adds more detailed policy and site allocation/protection. The LDP is then submitted to Welsh Government for an Inspector to take it through an examination in public.

The LDP sets out planning policies and site-specific allocations for many areas, including housing, employment, town centres, retail, minerals (quarries), renewable energy, waste and highways etc. It also seeks to protect ecologically important areas, open space and areas of important landscape etc.

The LDP, once adopted, will sit alongside National Planning Policy, to be the primary basis on which all planning applications up to 2037 will be determined. It will provide certainty to the communities of the County Borough on where development will be located over the plan period.

The Timetable below is taken from the formal Delivery Agreement that we have agreed with Welsh Government for the preparation of the LDP.

<b>Key Stage</b>	<b>Date</b>
Preparation of the Pre-Deposit Stage of the Revised LDP including the Preferred Strategy	From April 2022
Consultation on the Preferred Strategy	June/July 2023
Preparation of the Deposit Revised LDP	From August 2023
Consultation on the Deposit Revised LDP	July/August 2024
Submit Revised LDP to Welsh Government	November 2024
Independent Examination	April/May 2025
Adoption	October 2025

### **The Role of the Members Steering Group**

The Members Steering Group has been established to play a formal role in the preparation of the Revised LDP (RLDP). The need for this group was identified in the formulation of the Delivery Agreement for the revision of the LDP. A Terms of Reference for this group has been prepared, and will be shared.

Although not a decision-making group, it is seen as a very necessary form of engagement. Views are sought on all stages and content of the plan to ensure there is appropriate consideration in all areas of its preparation – and this from a Members’ specific point of view.

### **Work Undertaken to Date.**

As set out above, there is a new formal RLDP being prepared, officially not the RLDP that had previously been contributed to. However, it has been determined that the matters raised and contributions of the Members Steering Group to date remain applicable to the new Revised LDP to 2037. This would also apply to the internal Council departments contributions to date, wider Councillor engagement, the involvement of statutory stakeholders (e.g. NRW, Public Health Board etc) and the considerable feedback received from public consultation and engagement that took place during 2021.

Much of this was in relation the Visioning events undertaken – where the important issues and concerns for RCT were raised. People also identified what were appropriate aims and objectives for the LDP to overcome these issues.

However, it should be noted that we consider there is an opportunity to expand or update on these matters, both due to the new and extended RLDP plan period to 2037, and more so for those new Members to the group. New concerns and issues may well indeed have arisen in the past year that the RLDP should now be taken into account.

We will raise the matter of identifying new 'Issues' through the forthcoming meeting, however it is the intention to give Members the chance to submit them through informal written representations – this at any time from now through to the end of the year. These can be sent to [LDP@RCT.GOV.UK](mailto:LDP@RCT.GOV.UK)

The issues and objectives raised to date from all the various consultation and engagement methods, are set in a section below.

### **General update**

As a general update, it should be noted what other elements of preparation of the RLDP have taken place to date.

- 19 Background Topic Papers, including analysis of the LDP topics, up to date policy requirements for plan preparation and the identification of what further evidence is required.
- Preparation of a Settlement Assessment/Hierarchy Paper to identify what is there also scope for their development growth.
- Preparation of a draft Urban Capacity Study analysis for RCT, proactively looking at opportunities for development.
- Alongside professional consultants, preparation of the statutory Integrated Sustainability Appraisal (ISA) and Habitats Impact Assessment scoping process (including Sustainability Appraisals, Strategic Environmental Assessment, Health Impact Assessment, Equalities Impact Assessment, Welsh Language Impact Assessment and consideration of the WCFG Act and Environment Wales Act).
- Formulation of a comprehensive Candidate Site Assessment Methodology, and two Calls for Candidate sites i.e. for the submissions of sites to be considered for development in the LDP (the second of these calls finished at the end of September). We have had over 300 such site submitted from private developers, landowners and internal Council owned sites submitted for the process. Over three quarters of these have been assessed under the first stage or sift of assessment.
- A South East Wales Regional Strategic Flood Consequences Assessment has been commissioned and has recently been completed. underway, which will be followed by a specific RCT site specific assessment.
- Professional analysis has been commissioned on a number of Housing needs areas to determine the scale of housing we need to allocate for.
- A regional approach to identify suitable criteria for the assessment and identification of Green Wedges is ongoing.
- An Employment Land Review and Economic Analysis is underway.

- Working with two other Authorities to undertake bespoke evidence gathering to inform appropriate policy on Houses in Multiple Occupation.
- Ongoing work to determine broad level development viability analysis across the County Borough i.e. costs and profits of housing development schemes.
- Continued work with other departments to seek to incorporate all ongoing strategies and priorities into LDP Strategy preparation. Working alongside them to bring things forward that can help both parties and the Council collectively.

Further analysis of the issues and objectives raised are set out below. One key ongoing piece of work is where we have taken forward all the above evidence we have collated so far, and have sought to identify a range of appropriate Strategy options for the RLDP. These are both in relation to the scale of growth the RLDP should consider, and also where it could or should be located, and why.

The next section of this briefing paper firstly sets out the issues and objectives raised. It then outlines these Strategy options which will formulate the main points of discussion at the meeting (or what may be a number of necessary meetings).

### **Vision, Issues and Objectives**

One of the first stages of preparation of the RLDP is to identify what the plan is trying to do and what changes it can play its part in making. The first stage of this is to identify what the land use issues are in RCT that need to be addressed at present.

In order to do this during the spring and summer of 2021 we undertook a visioning engagement process. During this time we asked lots of stakeholder what they thought the issues were in RCT that needed to be addressed. These stakeholders included:

- The general public
- Elected Members
- Members Steering Group
- Statutory consultees including organisations such as NRW, Public Health Wales and South Wales Fire and Rescue.
- Internal officer steering group (including the Climate Change Working group)

Engagement was undertaken via a series of meetings with the Members Steering Group, statutory consultees, and internal colleagues. These were very constructive and generated many issues including those from experts in their field.

Alongside this public consultation was undertaken hosted on the Council's 'Lets Talk' page in the summer of 2021, seeking the views of the residents of RCT and other interested parties. Correspondence was sent to those who had expressed an interest in the process notifying them of the engagement.



The consultation page included a comments section, where individuals were able to leave comments and suggest issues. This was also complimented by an interactive map, where pins could be dropped on relevant locations across the County Borough with associated comments. An interactive poll was also available for individuals to select which topic they thought was the most important issue for the RLDP to address. Furthermore, the webpage also provided a link to the longer questionnaire for individuals to complete should they wish.

As a result of the Let's Talk page 1,600 hits were received on the page with

- 68 responses to the survey
- 69 responses to ideas
- 55 pins on the map and
- 149 responses to the quick poll

All of these issues were collated and added to those generated in the visioning event meetings.

### **Integrated Sustainability Appraisal (ISA)**

As part of the RLDP we also have to undertake an Integrated Sustainability Appraisal which assess the impacts of the RLDP on sustainability and the legislative requirements of the Environment, Welsh language and Equality Acts and the Socio-economic duty and Health impact assessment.

As part of this assessment it was necessary for our consultants to analyse lots of data sets, studies and existing evidence base to draw out other issues that existed in RCT and provide evidence to support the findings. These issues have also been added to the list of issues generated through the engagement identified above.

### **Issues in RCT identified to date**

Set out below are the (combined and collated) issues that were identified through the engagement work listed above

#### **Environmental issues**

**Issue** – Climate Change and its associated impact.

**Issue** – The need to protect and enhance designated and undesignated biodiversity sites and features.

**Issue** - The need to protect and enhance the sensitive landscape, particularly around the Brecon Beacons National Park.

**Issue** - Renewable energy requirements and impacts.

**Issue** - Many areas throughout the County Borough are at risk of surface water and/or main river flooding.

**Issue** - Across the County Borough there are pockets of poor air quality, in particular where numerous AQMAs have been declared

**Issue** – There are high levels of carbon dioxide emissions from transport, and a need to improve transport infrastructure (including EV infrastructure, Active Travel and public transport)

**Issue** - The need to continue recycling and tackle the problems caused by waste around the County Borough.

**Issue** – The need to ensure coal tip safety and appropriately manage the coal legacy across the County Borough.

**Issue** - The need to protect and enhance the rich built heritage and historic environment across the County Borough.

**Issue** - The need to protect public open and green spaces.

**Issue** - There are a number of waterbodies in the plan that are in poor ecological condition and some that are failing in relation to their chemical status.

**Issue-** The majority of WwTWs in RCT have capacity to accommodate new development. However, Cynon WwTW is noted to have very limited capacity and Hirwaun WwTW has limited capacity.

## **Social Issues**

**Issue** – The mix of housing available throughout the County Borough is limited and there is a high proportion of terraced housing

**Issue** - There is a need for more affordable housing across the County Borough.

**Issue** – There is a lack of land suitable for development across the County Borough, particularly in the Rhondda.

**Issue** – There is a high proportion of empty properties across the County Borough.

**Issue** - The number of individuals across the County Borough with no formal qualifications is high, and the provision to expand school capacity is limited

**Issue** - The issue of crime throughout the County Borough, particularly in relation to drug related crime

**Issue** – The lack of healthcare facilities and health of the population across the County Borough is an issue

**Issue** - The impact of development on Welsh speaking communities should be carefully considered

**Issue** - The high number of HMOs within parts of the County Borough within Treforest and neighbouring communities.

**Issue** - Over-development of housing in the Tonyrefail area compared to the development of supporting facilities.

### **Economic Issues**

**Issue** - There is a lack of employment opportunities across the County Borough, and there is relatively high levels of unemployment and economic inactivity compared to Wales and the rest of the UK

**Issue** - There has been a change in employment skills and decline in the manufacturing sector over time

**Issue** - Many existing employment sites require upgrades

**Issue** – The need for town centres to have a flexible role, and the issue of competing town centres.

**Issue** - There remains an issue with the viability and deliverability of development sites.

**Issue**- There is a growing scope for the Tourism sector to play a significant role in the economic future of RCT.

**Issue** – High level of out-commuting in RCT.

### **Objectives**

These issues identified above will be refined and added to as a result of the current visioning work including your input in the Members Steering group. They will then be turned into a set of objectives for the RLDP to help address. Please note that in order for an issue to become an objective in the plan there has to be appropriate evidence. It also needs to be something that the RLDP can influence.

### **Growth and Spatial Options**

As part of the gathering of a vast evidence base for the RLDP it is necessary to assess the appropriate level of growth for the County Borough in terms of housing and jobs using the latest available demographic evidence. We also have to think about where this growth can be located to ensure the best outcomes for RCT.

Growth options are concerned with how much RCT should grow by in terms of housing and jobs, how many new homes should we plan for? and how many jobs we should and would like to plan for? In order to do this we have commissioned Edge Analytics to look at the latest demographic evidence.

There is further analysis work required to choose the correct level of housing growth based on a variety of factors including what is best for RCT and what objectives we are trying to achieve. The report provides a variety of growth options which all result in different levels of housing and jobs required over the plan period.

These options include the Welsh Government population projections, which give you high medium and low potential options. This would equate to a required annual housing delivery of 721, 564 and 353 respectively. Another option is to base the housing requirement figure on a 5 years past trends build rate. This would equate to a required delivery of 509 dwellings. Consideration can also be given to migration patterns based on past trends analysis. This could range between 382 and 682 dwellings per annum.

### **Spatial options**

Alongside the question of how much we should grow, is the question of where we should locate growth, this is known as the spatial strategy. As part of this process, we have looked at lots of evidence and data including things such as where we have land to grow, where National policy says we can grow, where affordable housing is required and where is viable and deliverable for us to grow. The most important question here is where can we grow which offers the most benefit to RCT and can achieve our objectives of addressing our issues.

Included below is a list of spatial options that we have formulated and the advantages and disadvantages that we feel relate to them. We would welcome your views on these options, whether we have assessed them correctly and if you can think of anymore that we should look at:

#### **Option 1: Continuation of the current LDP**

This option would see the strategy of the current LDP continued into the revised plan.

The strategy aimed to have a differing approach north and south.

The approach taken by this strategy in terms of its spatial strategy was to:

- Locate development around the principal towns and key settlements
- Allocate large Strategic Sites
- Flexible settlement boundaries in the north and fixed/ strict settlement boundaries in the south.

<b>Aims and Objectives</b>	<b>Outcomes</b>
Promotes sustainable regeneration	Approximately delivered half of the required amount of housing. However more recent Welsh Government population projections of 2014 indicated we were building more closely to need.
Halts the process of decline by stimulating growth in the housing and employment markets in the north	Less than half of the overall delivery on allocated housing and employment sites
Removing dereliction in the north through the allocation of numerous brownfield sites	Significant under delivery of Strategic Sites

Supporting services in important urban centres in the north.	Over reliance on brownfield allocated sites
Manage growth by balancing housing and commercial development with social and environmental considerations in the south.	High delivery of windfall sites particularly in the Cynon and Taf Valley
	Contained greenfield loss in the South
	Very limited development in the Rhondda Valleys

## Option 2: Strategic Highway Network

This option focusses on locating growth around the strategic highway networks of the M4, A470 and A465. This happens to correlate with the three current Principal Towns of Llantrisant/Talbot Green, Pontypridd, and Aberdare respectively.

### Key Elements

- Target development around the M4 corridor in order to maximise house building which offers a range of house types and affordable housing.
- Target development around the A470 and A465 corridors. These areas also align with some of the existing rail network in the area which would also benefit from the forthcoming metro.
- Supports the considerable investment in the dualling of the A465
- It would also support ongoing regeneration in these areas.
- Encourage development which supports the Principal Towns

Advantages	Disadvantages
Viable and deliverable sites available for development in most areas.	Could rely heavily on greenfield land
Proven record of delivery in these areas.	Lack of sustainability in some of the strategy area
Ability to provide affordable housing in an area with affordable housing need.	Lack of land in some areas which would be limiting in terms of allowing for a higher level growth option
Help to prevent out-migration/out-commuting to areas such as Bridgend.	Limited consideration for growth in the Rhondda Valleys and Tonyrefail.
Maximise the impact of the regeneration and investment in tourism in the Cynon Valley	Principle of a highway network based strategy
Maximise the impact of the metro	There is a significant risk that our housing need would not be met

## Option 3: Town Centre First

This strategy option would see a town centre first approach to the location of development.

**Key Elements:**

- This option identifies development sites which are in close proximity to the Principal Towns and Key Settlements.
- Use a sequential approach to locating development
- Promote sustainable travel by locating development close to public transport
- Locate development close to services and facilities to achieve sustainable living and modal shift.

Advantages	Disadvantages
Supports the National Development Framework	Lack of land in most town centres which would be very limiting in terms of allowing for a higher level growth option
Encourages sustainability	Not all areas with town centres have transport hubs particularly in the south west of the County Borough.
Helps address climate change	Much of the land in town centres in subject to flooding
Reduces the need to travel	Potential to overlook good sites in other locations.
Supports the town centres	Costs (including public sector), related to knock down and rebuild strategy which inevitably would be required
Utilises the current settlement hierarchy and produces an efficient growth pattern	There is a significant risk that our housing need would not be met

**Option 4: Southern growth strategy**

This strategy involves a focus of growth in the southern strategy area of the County Borough, mainly in the Taff Ely area with a focus on the M4 corridor.

**Key Elements**

- Locate growth in the south of RCT with a large focus on housing.
- Development mainly on greenfield release
- Limited growth in the north which just accommodates local need.

Advantages	Disadvantages
Viable and deliverable sites available	Over development
Ability to achieve affordable housing in an area which is in need	Environmental issues
Help to halt out-commuting/ migration to Cardiff and Bridgend.	Development on greenfield and high value agricultural land

Proven delivery record and market demand.	Much of the area is car dependant and lacking in sufficient public transport.
Ability to achieve housing numbers	Lack of development and investment in the north
Would allow for a range of housing to be achieved	Competition for housing market and commercial development with NW Cardiff and Bridgend
Continued growth of successful employment areas	

### Option 5: Metro and Public transport nodes

This option would see development located around metro hubs and other public transport nodes.

#### Key Elements

- Focus development around public transport hubs, corridors and existing stations and hubs.
- Maximise development in appropriate distances to Metro stations and hubs.
- Seek growth in those areas best served by public transport.
- Support the further improvements in public transport
- Support the increase in Electric Vehicle charging points

Advantages	Disadvantages
Would support sustainable development and climate change	There is insufficient land to meet this strategy option
Would support the modal shift to public transport	May lead to good sites being missed
Would support the growth of the South Wales Metro including proposed /new public transport corridors (NW Cardiff corridor- light rail)	Would potentially reduce improvements to the road network by focussing on public transport as car borne traffic will still be generated
Would serve the Rhondda Fawr and Cynon well	Not as many opportunities in Taff and Rhondda Fach
Would generally align well with the Town Centres on the existing rail network	Would reduce development in other areas.

### Option 6- Key/Strategic Sites in the South of the County Borough

This option would see a high proportion of housing and employment growth on one large Key site.

Key Components:

- Allocation of a large Key/Strategic Site capable of delivering a mixed-use development
- Majority of the housing apportionment on one site
- Smaller allocations spread through the County Borough to address local need
- Reduce the number of allocated sites overall in the area.
- Improvements to public transport

<b>Advantages</b>	<b>Disadvantages</b>
Deliverable and viable area	Heavy reliance on one site
Highly marketable area with proven delivery	Lack of investment and growth in the rest of RCT
Co-location of housing and employment	Ecological sensitive areas
Sufficient land to achieve the strategy	Limited public transport in SW RCT
Protects the other areas of the south which are under demand pressure.	
Would help stop out commuting	

### **Option 7 - Urban containment**

This strategy option seeks to deliver growth within the current urban area without the need to expand existing settlements. The key elements of this strategy are:

- Utilising empty properties
- No new greenfield releases
- Building on brownfield land within current settlement limits
- Tight settlement boundaries
- Windfall releases
- Current committed sites

<b>Advantages</b>	<b>Disadvantages</b>
Supports the reduction of climate change	Not necessarily what the housing developers could deliver.
Makes the best use of existing land	High risk as commitments and windfall are not guaranteed
Would further assist empty properties in being brought back into beneficial use	Reliance on intervention and public sector funding to deliver
Protects the environment and ecology	Lack of land within the urban area which would be very limiting in terms of allowing for a higher level growth option.
Removes pressure from the south of RCT	There is a significant risk that our housing need would not be met



## Option 8- Local needs strategy

This option looks at concentrating on addressing development needs of each individual settlement which would result in a dispersed form of growth. This would reflect, in broad terms, proportionate development allocations were made to reflect the size and scale of associated settlement patterns along with the affordable housing need.

<b>Advantages</b>	<b>Disadvantages</b>
Dispersed pattern of development	Probable issues with viability and delivery
Limited expansion in many settlements	Lack of land in some settlements
Provides for growth where it is needed	Lack of market interest in some settlements
Impact of development reduced	Dispersed development can lead to lack of cumulative opportunities such as investment in education facilities or improvements in public transport

As is apparent in the consideration of all the above spatial options, none are in themselves wholly appropriate as stand-alone options. Nevertheless there are very positive and appropriate elements to most of the above options. It may be appropriate to seek to consider these better elements in a hybrid strategy option. This may be through the analysis of further evidence we have to hand and further evidence we need to gather. It also is dependent on the level of growth we seek to achieve in the RLDP. However, prior to making any further decision it would be really good to discuss these options at length in the Members Steering Group to gauge your views on them.

## Strategic policies

Whilst the importance of homes and jobs is arguably one of the primary aims for an LDP, it is also important to remember that these are not the only considerations for it. There are many other elements of the plan that will need to be considered and which will be crucial to the plan. All the topics listed earlier on in this briefing paper which are associated with an LDP will be identified in strategic policies and included in the Preferred Strategy, these will aim to deliver the objectives of the RLDP. These policies will be formulated in due course.

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## **REVISED LOCAL DEVELOPMENT PLAN MEMBERS STEERING GROUP - TERMS OF REFERENCE**

### **Purpose**

The Members Steering Group has been established to play a formal role in the preparation of the Revised LDP (RLDP). The need for this group was identified in the formulation of the Delivery Agreement for the revision of the LDP. A summary of its purpose is to provide an effective local focus and mechanism for discussion and consultation on the needs and aspirations of, and opportunities for, local communities, and on the appropriateness of particular policies or land allocations to meet them through the revision of the LDP.

A number of formal forums and steering groups will be formed through the LDP revision process. A number of consultation methods and techniques will also be employed in order to facilitate involvement throughout the plan-making process. These will include discussion groups, focus groups and workshop sessions in a bid to maximise engagement and ensure a community-led approach.

It is considered that the role of the RLDP Member's Steering Group is to serve as a mechanism to incorporate the views of its specific representative Members, through meetings and workshop discussion and consultation. This will be throughout the key preparatory stages of the LDP revision process, being the identification of the vision, aims and objectives of the Plan, which will then feed into the preparation of the Preferred Strategy and ultimately the draft (Deposit) RLDP. The further objectives of the Member's Steering Group are set out below.

### **Objectives**

- To assist in the overall Plan making process, including Visioning, Strategy formulation and Policy development.
- To advise officers of the Council in the development of the RLDP.
- To contribute to the development and improvement of the evidence base.
- To facilitate better communication, consultation and liaison across the Authority through early and regular involvement in the RLDP process.
- To consider the community's response to consultation on land use policy issues.
- To help achieve consensus through open and transparent dialogue on key strategic and policy issues.

- To ensure the integration of the RLDP with the Corporate Plan 2020 - 2024
- To keep under review the conformity of RLDP policies with relevant European and National guidance and in particular RCT and regional level strategies.

### Membership

The LDP Forum shall comprise of an appropriate number of Members, from a range of all geographic parts of RCT, if possible. It is expected that members will also be representatives of other committees and groups that have responsibilities for matters associated with the RLDP, again, where possible.

On occasion, 'visiting members' may be asked to attend the group to assist in particular areas of discussion.

Conversely, the Members Steering Group, or Members within, will be invited to take part in broader RLDP engagement events, alongside members of other steering groups and forums. These may include officers, public bodies, private industry, community groups and representative members of the public.

### Chairing of the meeting

The Members Steering Group will determine the Chair and Vice Chair at the Inaugural Meeting.

### Responsibilities

The LDP process can often be controversial, bringing together many different opinions and views on the future development of an area. It is important therefore to seek to establish the general responsibilities for all members of the Member's Steering Group, to ensure the process is undertaken in a fair, open and efficient manner.

It is the responsibility of RLDP Member Steering Groups:-

- to make a commitment to the process – to attend, contribute and generally assist the process of seeking consensus.
- to be willing to listen and engage in discussions and do so with an open mind.
- to respect the opinions of others.
- to have mechanisms in place to enable them to communicate regularly with the constituency they represent, in order to ascertain and report their views to the Group and to inform them of the Group's work.

- to put the wider interests of the Community before other, narrower, interests.
- to highlight what they consider to be any gaps in the evidence base.
- to acknowledge the strict timetable for the production of the RLDP and, as far as is practicable, to work to the timetable set out in the RLDP Delivery Agreement.

### Meetings

Member Steering Group meetings will be held at specific key stages of the preparation of the LDP revision process. This is unlikely to be more than quarterly, although may be more or less infrequent as the progression of the stages require.

### Declaration of Interest

Members of the Forum should declare publicly any interest they or the organisation they represent may have in a particular stage or element of RLDP preparation, before discussion of the matter begins, particularly where they or the organisation they represent would stand to benefit directly or indirectly. Such declarations will be recorded formally in the minutes of the meeting.

Any member declaring a direct or personal financial interest may be asked by the Chair to withdraw from the meeting for the duration of the discussion of that item, or may otherwise be required not to participate in that discussion or in any decision arising therefrom.

### National Principles for Public Engagement in Wales

It should be further noted that Rhondda Cynon Taf Council has endorsed the National Principles for Public Engagement in Wales, to which the Revised LDP will follow. The principles and standards have been developed and endorsed by the Welsh Government to make sure that participation happens in consistent and effective ways.

- 1. Engagement is effectively designed to make a difference** - Engagement gives a real chance to influence policy, service design and delivery from an early stage.
- 2. Encourage and enable everyone affected to be involved, if they so choose** - The people affected by an issue or change are included in opportunities to engage, as an individual or as part of a group or community, with their views both respected and valued.
- 3. Engagement is planned and delivered in a timely and appropriate way** - The engagement process is clear, communicated to everyone in a way that is easy to understand within a reasonable timescale, and the most suitable method(s) for those involved is are used.

4. **Work with relevant partner organisations** - Organisations should communicate with each other and work together wherever possible to ensure that people's time is used effectively and efficiently.
5. **The information provided will be jargon free, appropriate and understandable** - People are well placed to take part in the engagement process, as they have easy access to relevant information that is tailored to meet their needs
6. **Make it easier for people to take part** - People can engage easily as any barriers for different groups of people are identified and addressed.
7. **Enable people to take part effectively** - Engagement processes should try to develop the skills, knowledge and confidence of all participants.
8. **Engagement is given the right resources and support to be effective** - Appropriate training, guidance and support are provided to enable all participants to effectively engage, including both community participants and staff.
9. **People are told of the impact of their contribution** - Timely feedback is given to all participants about the views they express and the decisions or actions taken as a result; methods and forms of feedback should take account of participants' preferences.
10. **Learn and share lessons to improve the process of engagement** - People's experience of the process should be monitored and evaluated, to measure its success in engaging people and the effectiveness of that participation. Lessons should be shared and applied in future engagements.

The Council is also developing Corporate Consultation Standards. Consultation during the RLDP will also be consistent with these standards once published.