

Cyngor Cymuned Pontyclun Community Council

Pontyclun Place Plan

A Public Consultation

Pontyclun Community Council is starting a conversation with Pontyclun residents and businesses with the aim of setting out a vision of how Pontyclun should develop in the coming decades.

Pontyclun is defined to include Talygarn, Brynsadler, Ynys Ddu, Hendy, Miskin, Mwyndy and Groes Faen

This consultation document is intended to help that conversation take place, helping us to develop conclusions and proposals for our future.

Working with local residents, Pontyclun Community Council intends to produce a Pontyclun Place Plan.

We will use our 'place plan' to influence the decisions of our partners in Rhondda Cynon Taf County Borough Council, Cwm Taf Local Health Board, Transport for Wales and Welsh Government.

RCT Council is beginning a review of its Local Development Plan. It has already invited landowners to offer land that they may wish to see developed. There will be consideration given to potential development sites in Pontyclun. One purpose of the Community Council's 'Place Plan' will be to influence the future Development Plan for the whole County Borough.

Growth of Residential Settlement

In the 2011 census 8000 people were living in Pontyclun. The administrative area of Pontyclun doubled in size between 1980 and 2000 but no significant development has since taken place.

Date	Description of development
Prior to 1850	Very few existing buildings precede 1850. They include the Mill House in Brynsadler.
1850 to 1900	In this period, following the arrival of the railway, settlement took place along Llantrisant Road and Cowbridge Road through to Brynsadler High Street, in the centre of Miskin and in the centre of Groes Faen
1900 to 1950	Settlement took place around the Athletic Club, Park Crescent, Talygarn and Cefn yr Hendy
1950 to 2000	Settlement took place in Maesyfelin, Rhydynamt, Brynsadler, Ynys Ddu, Cefn yr Hendy, Miskin and Groes Faen
Post 2000	A planning consent has been given for a further 460 dwellings on Cefn yr Hendy

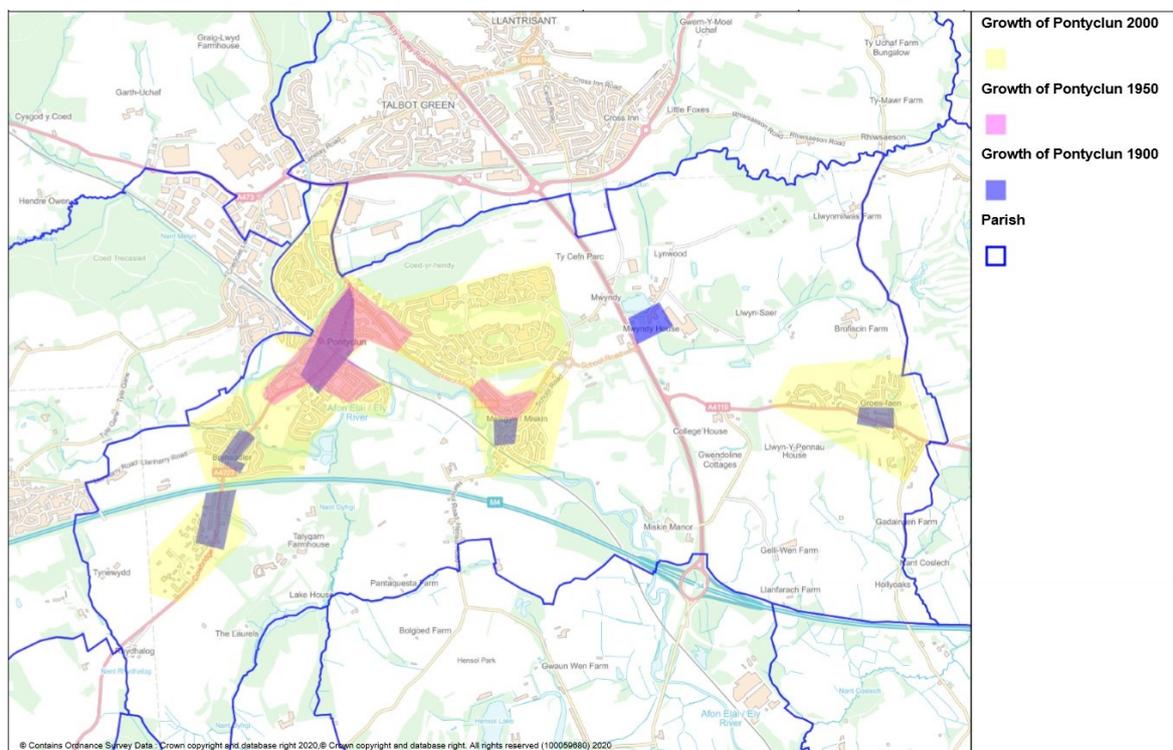


Figure 1 - Growth of Pontyclun

Future Housing Settlements

When there was a recent application to develop further housing in Cefn yr Hendy there was much local opposition on the grounds that the infrastructure was inadequate to support further growth. In particular, the A4119 was over-congested, school provision was inadequate as were local health facilities.

What infrastructure development would be necessary to support further housing?

There will be pressure on RCT Council to make further land available for housing in response to the increasing number of households being created. Some of the children growing up in Pontyclun will wish to have access to local housing.

Is there land in Pontyclun which could be made available for housing in the future with the necessary infrastructure development? One view is that further development in Llanharry, Brynsadler and Talygarn should be restricted because of the congestion in the town centre and no potential for a by-pass.

Should further housing development be closer to the A4119, if the dual carriageway was improved and a new railway station was located at Junction 34?

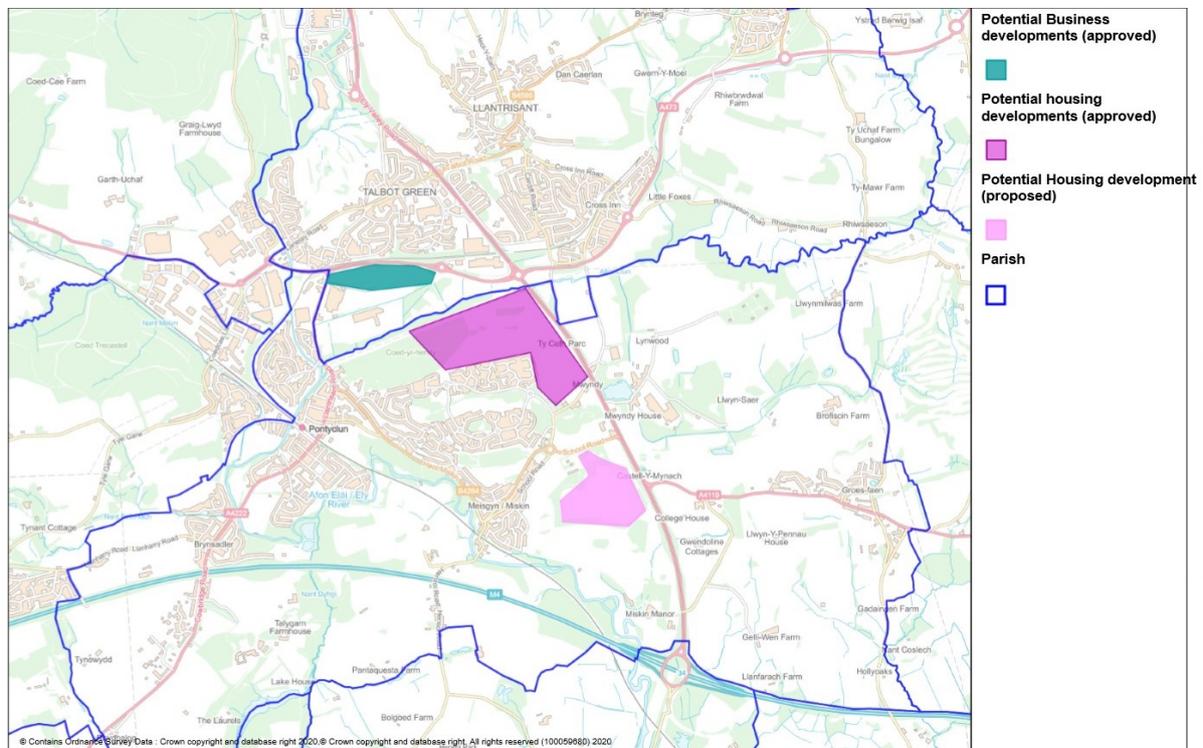


Figure 2 Potential areas of Housing development

Green Spaces

The current accessible green spaces in Pontyclun include

1. Pontyclun Park which is provided by the Community Council
2. Maesyfelin Rugby Field and football field which is owned by RCT Council and leased to the football clubs
3. Ivor Park which is owned by the Community Council
4. Brynsadler Riverside Walk
5. Windsor Fields – Rugby Field which is owned by RCT Council and leased to the Rugby Club
6. Cycle Path which is owned by RCT Council
7. 25 acres of open space surrounded by Ffordd Cefn yr Hendy which is owned by RCT Council
8. Hendy Woods and Pant Marsh which are owned by Welsh Government

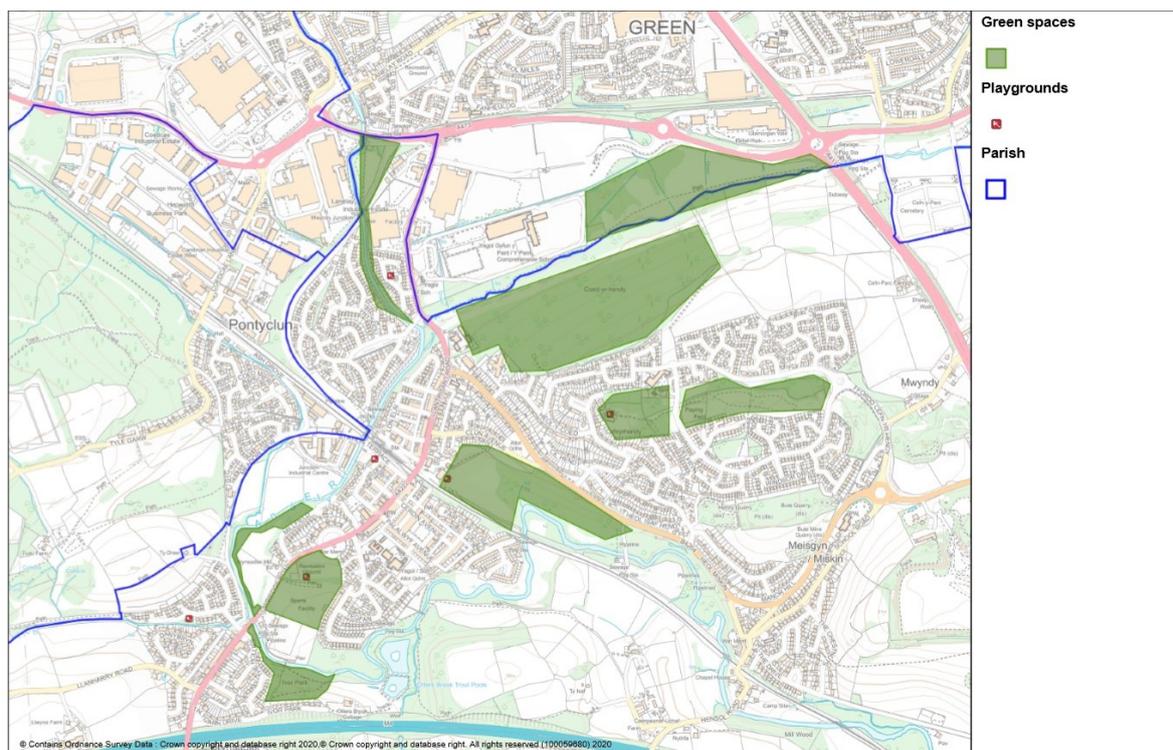


Figure 3 Green spaces in Pontyclun

Are these spaces being managed in an appropriate manner?

Are there any other spaces which could be protected and managed for public access?

Currently Coed yr Hendy and Pant Marsh is in the ownership of Welsh Government. Steps are being taken to transfer part of this land to RCT Council which has plans for controlled grazing and wildlife management.

Transport

Pontyclun residents feel that transport infra structure has not kept up with residential and commercial development:

- Access to the M4 has been impeded by congestion on the A4119
- The hourly train service offers limited access to commuters
- There is a regular bus service but at peak times travel times are slowed by congestion
- The town centre is congested and the demand for parking exceeds supply
- There is one safe cycle route but most settlements are not connected by safe cycle routes

Transport for Wales has increased the capacity of the trains stopping at Pontyclun by 40% since 2018 but is still not committed to increasing the frequency of trains.

A proposal to create a new train station with Park and Ride facilities at Junction 34 is being considered by the Cardiff City Region.

The proposed Llanharan by-pass will be linked to a new motorway junction at Llanhilid. Llanharan and Brynsadler could benefit from improved access to the Llanharan by-pass.

No land has ever been reserved for a Pontyclun by-pass and no route has ever been agreed.

What improvements to transport infrastructure would be the most cost effective?

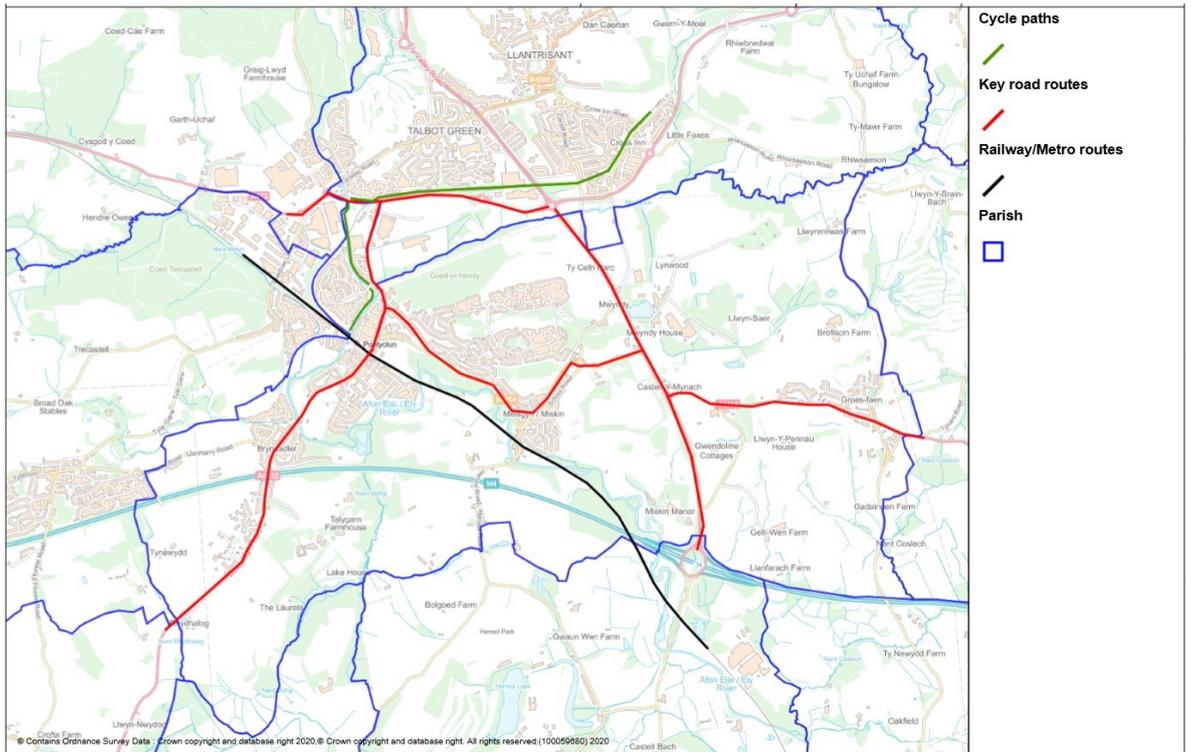


Figure 4 Main transport links



Figure 5 Main bus routes in area

Sites for Business Activity

Pontyclun and its surrounding area has several sites of business activity including

- Coed Cae Lane Industrial Park in one the largest and most successful in the County Borough. It is still expanding
- The area around Leekes includes the former Purolite and Staedler factory sites.
- Concrete Canvas has occupied the old Crabtree and Evelyn site.
- There is a planning consent for a Supermarket and retail park on the old Purolite and Staedler sites – but there appears to be no investor interest.
- The existing Glamorgan Vale Retail Park
- There is existing business activity in Mwyndy on the sites of Maxibrite and the Leekes warehouse.

The Local Development Plan identifies land for further economic development around these sites.

- The former quarry in Miskin is available for development
- The former Bosch factory site is occupied by Renishaw with plans also for a logistics centre
- The Ely Valley Business Park has a history of incremental growth into the adjacent flood plain

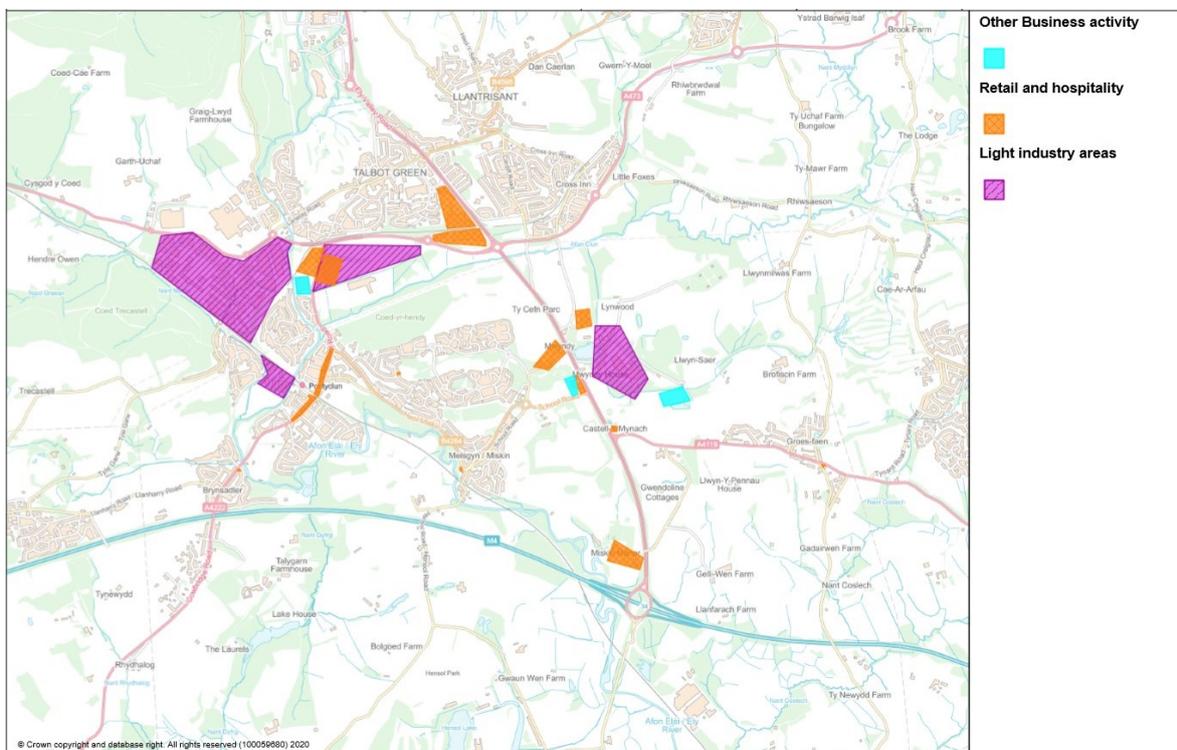


Figure 6 Main areas of Business activity

Should further sites be made available for Business Activity?

What sort of business activity should we aim to attract to Pontyclun?

Office space increases footfall in town centres. Is there scope for increased office based activity?

The Welsh Government is considering the potential for office hubs in small towns so that city centre firms could locate their employees closer to their homes. Would Pontyclun be a good location for such an office hub?

Retail and Hospitality

Pontyclun has a thriving town centre. Vacant spaces are rapidly taken.

The mix of retail space includes three convenience stores and a wide range of small scale independent retailers.

There are a good number of independent retailers including chemists, butcher, The Gallery, clothes shops, hairdressers, the Post Office, a bank.

There are a good number of cafes and restaurants.

There are two pubs and two clubs in the town centre, as well as pubs with food in Brynsadler, Miskin and Mwyndy and Groes Faen

There is a hotel at Miskin Manor.

Pontyclun is close to the two retail parks in Talbot Green and has access to Cardiff City Centre.

In 2013 a planning consent was given to a further retail park behind Leekes with space for a supermarket, a department store and forty other stores. Although Sainsbury invested in groundworks, there has been no investor interest in expanding retail on this site.

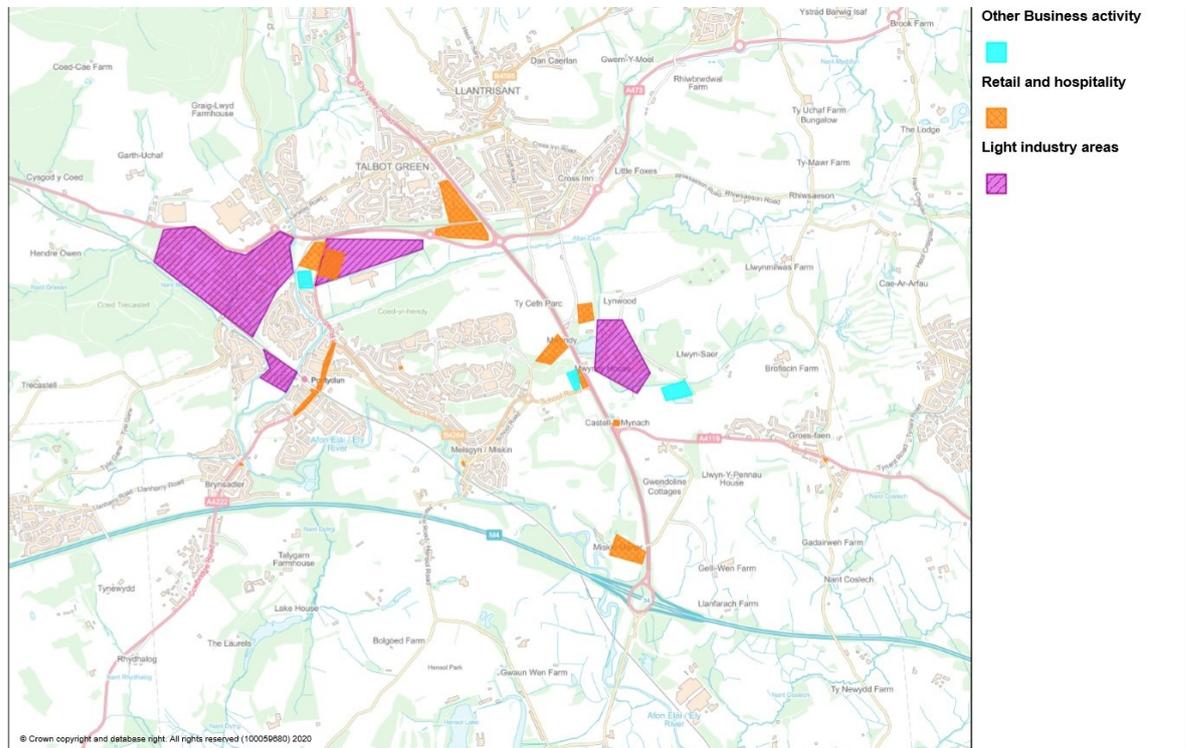


Figure 7 Retail, Hospitality and other businesses

Is there scope for further retail and hospitality in and around Pontyclun?

What would be the most effective support that could be provided to existing retail and hospitality providers

Schools and Colleges

Primary school children living in Pontyclun have access:

- Pontyclun Primary School for English medium schooling
- Ysgol Llantrisant and Ysgol Llanhari for Welsh medium primary schools

Primary school children living in Groesfaen can attend Creigiau Primary School for Welsh and English language medium education

Secondary school children have access to:

- Y Pant for English medium schooling
- Ysgol Llanhari for Welsh medium schooling

Pontyclun Primary School with 540 pupils is the largest primary school in RCT. RCT Council, working with Welsh Government, is developing plans to rebuild Pontyclun Primary School on its existing site. RCT Council is also seeking to redevelop the primary school at Penygawsi.

Ysgol Llanhari occupies 60-year-old buildings which are no longer fit for purpose.

Y Pant provides English medium secondary education to Pontyclun and surrounding areas. It has very modern excellent buildings.

Young people in Pontyclun gain access to further education at the colleges in Bridgend and Nantgarw

How should the school provision for children in Pontyclun be developed for the future?

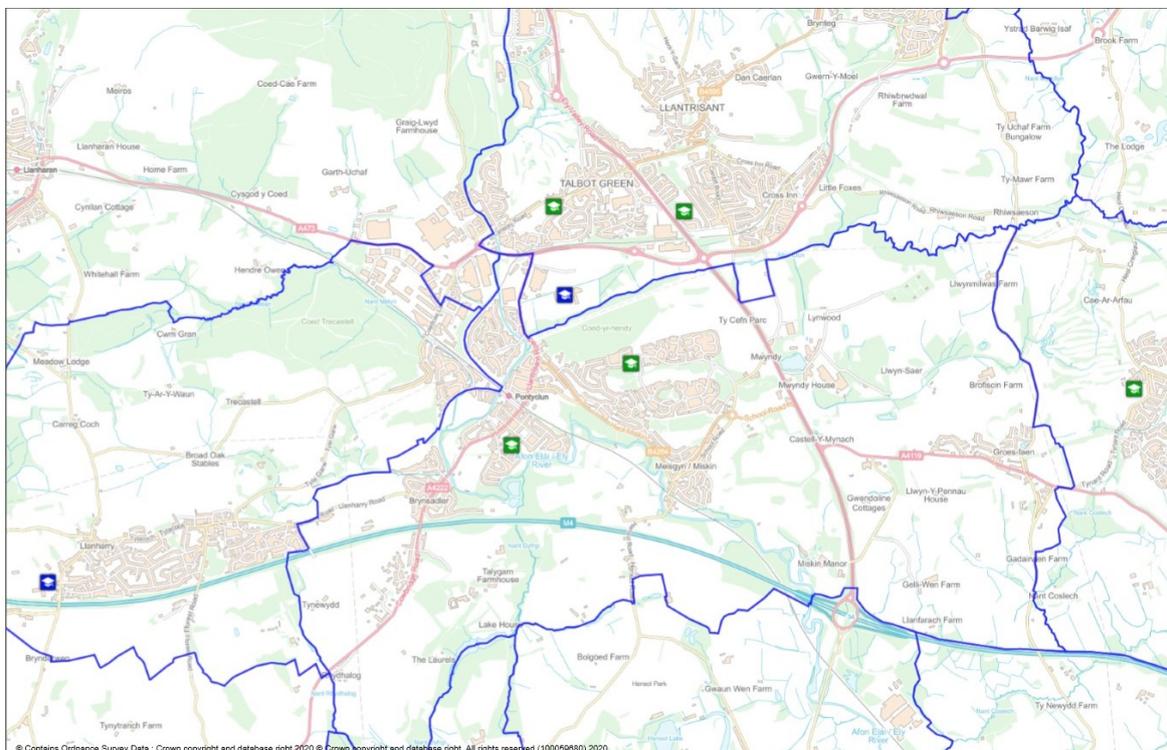


Figure 8 Schools – primaries in green, secondary schools in blue