

**STRIDE TREGLOWN**



# LLANTRISANT HEALTH PARK

PLANNING DESIGN & ACCESS STATEMENT  
MAY 2025 - PL03





FILE	
PLANNING DESIGN & ACCESS STATEMENT	
PROJECT	
LLANTRISANT HEALTH PARK	
CLIENT	
MTX CONTRACTS LIMITED on behalf of CWM TAF MORGANNWG UNIVERSITY HEALTH BOARD	
STRIDE TREGLOWN JOB No.	
157126	
PREPARED BY	CHECKED BY
CM	ACP
DATE	REVISION No.
21.05.25	PL03

REVISION	
1	PL02 - 16.05.25 - Draft DAS to CTMUHB for review & comment
2	PL03 - 21.05.25 - DAS Issued for PAC Submission
3	
4	
5	
6	

Contact

Chloe Madge  
chloemadge@stridetreglown.com

Adam Parry  
adamparry@stridetreglown.com

Simon Boundy  
simonboundy@stridetreglown.com

Services

Architecture  
BIM & Digital Design  
Building Surveying  
Design for Manufacture  
Embodied Carbon  
Graphic Design  
Historic Buildings & Conservation  
Interior Design

Landscape Architecture  
Masterplanning & Urban Design  
Principal Designer  
Project Management  
RIBA Client Adviser  
Sustainability  
Town Planning

Sectors

Civic  
Commercial  
Education  
Healthcare  
Infrastructure  
Residential  
Technology & Innovation

Offices

Bath  
Birmingham  
Bristol  
Cardiff  
London  
Manchester  
Plymouth  
Truro  
Winchester



# CONTENTS



*Above: Proposed Illustrative Visual for Llantrisant Health Park Site Approach*

- 01** Introduction
- 02** Clinical Need & Vision
- 03** Site Context
- 04** Consultation
- 05** Standards & Systems
- 06** Sustainability
- 07** Design
- 08** Landscape & Biodiversity
- 09** Drainage & Ground Condition
- 10** Transport
- 11** Ecology
- 12** Noise
- 13** External Lighting
- 14** Conclusion

**NOTE:** A full and comprehensive Planning Statement, by The Urbanists, has been prepared for this application and should be read in conjunction with this Planning Design and Access Statement.



Bwrdd Iechyd Prifysgol  
Cwm Taf Morgannwg  
University Health Board



Rhanbarth  
De-ddwyrain Cymru  
South East  
Wales Region



Ariennir gan  
**Lywodraeth Cymru**  
Funded by  
**Welsh Government**



# 01 Introduction

## 1.1 Introduction

This integrated Planning, Design and Access Statement has been prepared by Stride Treglown on behalf of MTX Contracts Limited for Cwm Taf Morgannwg University Health Board who wish to develop a new diagnostic and elective treatment centre, and associated supporting facilities, on the site of the former British Airways Avionics Engineering Campus at Gwaun Elai, Ynysmaerdy, Llantrisant.

This new NHS Net Zero Building Standard compliant **regional diagnostic and elective treatment centre**, located in close proximity to the Royal Glamorgan Hospital and Gwaun Ely Medi-Campus, will provide accommodation as follows:

- **A Community Diagnostics Hub facility (CDH):** for use by adults with lower clinical complexities requiring access to imaging diagnostics, further diagnostic screening and endoscopy services.
- **A Surgical Treatment Hub (STH):** for use by adults with lower clinical complexities requiring access to general day surgery services and also arthroplasty services (joint replacement).
- **A 54 Person Recovery Ward:** designed to provide dedicated patient support to the Arthroplasty Unit, with patient stays limited to 3 days maximum.
- **A Surgical Skills Academy:** a teaching and skills training academy for the region to enhance clinical skills in specialist elective services, i.e. Endoscopy skills
- **A Cafe Space:** a self-contained cafe/refreshments facility will be provided on the site, adjacent to the CDH, for use by staff, patients and visitors.

The purpose of this Planning, Design & Access Statement is to set out the background to the proposed development, provide an appraisal of the site context, explain the design principles and concepts that have been applied to the development, including access, and provide an assessment of the planning considerations relevant to the determination of the planning application.

## 1.2 Description of Development

Planning permission has already been received for the demolition of the former BAAE buildings on the existing site. Demolition is currently being undertaken by a separate specialist contractor.

A full planning application is to be submitted for the following development:

**'Proposed Llantrisant Health Park Diagnostics and Treatment Centre'**

## 1.3 Project Background

Early feasibility to investigate reuse of the existing BAAE buildings was undertaken in 2023, however this unfortunately concluded with findings indicating that the existing building structures were unsuitable for healthcare services.

As such, proposals for a new build development have been developed following a planning pre-application submission in November 2024.

A previous planning application has been made at the Llantrisant Health Park site (24/0030/FUL) for the provision of a small welfare cabin and mobile MRI facility to allow early diagnostic scanning and contribute to relieving pressure on diagnostic services.

## 1.4 Regional Need

Cwm Taf Morgannwg University Health Board are undertaking the development of a South East Wales regional elective healthcare facility which will comprise of two key clinical hubs, a Surgical Hub and a Community Diagnostics Hub. The site will provide services to patients from Cwm Taf Morgannwg University Health Board, Cardiff & Vale University Health Board and Aneurin Bevan University Health Board.

Post-Covid, across Wales, **waiting lists** for elective diagnostics screening and treatment have been **under significant pressure**. Vastly extended waiting times for patients are now impacting a broad range of clinical pathways and services, with limited resource available to clear the back-log. The provision of this elective treatment center will facilitate quick

and focused treatment for a **wide range of lower complexity patients ultimately reducing waiting lists, improving access to planned care and easing pressure on acute hospital sites**.

As a result of this pressure, the speed in which these services can be fully operational has been a critical consideration for the project.

The Llantrisant Health Park (LHP) development seeks to **challenge traditional ways** of working and deliver a **transformative solution for elective care** in the South Wales region. Providing a facility focused on creating **sustainable solutions** for over-pressurised clinical pathways, LHP aims to **deliver efficiencies** on regional challenges currently faced.

## 1.5 Project Aspirations:

- To challenge and transform the way in which elective care is delivered in Wales, setting the standard for high volume/low complexity services.
- Create a facility which leads in the reduction of waiting list times by dramatically increasing patient throughput.
- Create an environment which enhances a patient's experience; through efficiency of clinical service combined with a reassuring and comfortable environment.
- Standardise the way community diagnostic and elective care could be delivered across Wales.
- Achieve GIRFT and/or JAG accreditations, demonstrating the highest standards of patient care and outcomes.
- Deliver the project at pace without compromising clinical quality, to ensure regional patients benefit from the facility at the earliest given opportunity.

## 1.6 The Project Team

The project team delivering the new elective diagnostic & treatment centre are listed below:

- Client - Cwm Taf Morgannwg University Health Board (on behalf of the regional service)
- Project Management - Archus
- Quantity Surveyor - Mott MacDonald
- Main Contractor - MTX Contracts Limited
- Planning Consultant - The Urbanists
- Architect & Landscape Architect - Stride Treglown
- Civil & Structural Engineers - Stantec
- Modular Specialist - IDEAL
- Mechanical, Electrical and Public Health Engineers - DSSR.

- Principal Designer - To RIBA 3 Stride Treglown, Post RIBA 3 TBC
- NHS Net Zero Carbon Coordinator - Mott MacDonald
- Acoustic Consultant - Stantec
- Fire Consultant - Steve Robinson Limited.
- BREEAM - Stantec

## 1.7 Key Stakeholders

Funded by: Welsh Assembly Government

Led by: Cwm Taf Morgannwg UHB

Regional Input: South East Wales Health Boards

Review by: NHS Wales Shared Services Partnership & Specialist Estates Teams

*Below: Illustrative concept image of the LHP Community Diagnostic Hub Entrance*





## 02 Clinical Need & Vision

### 2.1 Project Context

The waiting list for patients accessing planned care services is at a record high. Waiting list durations have been exacerbated by the delay in planned care as a result of Covid-19 and in some cases patients are **waiting in excess of 2 years** for treatment.

Welsh Government (WG) recognise the impact that these waiting lists have, not only on NHS Wales capacity and services, but **patient physical and mental wellbeing**, as well as staff wellbeing and morale.

This WG-funded project has been designed with the following aspects placed centre stage:

- Maximising the efficiency of clinical pathways so patients are seen quicker, their diagnostic/treatment plan is efficient and **waiting times are reduced**.
- **Minimising patient recovery** times through robust patient engagement, preparation and pre-operative planning, combined with clinical best practice and **innovative operational systems** during the patient post-op recovery.
- Ensure both the patient and staff environment is high quality with a focus on creating a **safe, welcoming and calming environment**.

The above forms the fundamental basis of the Llantrisant Health Park brief, aligning with the 2022 Welsh Government plan for 'transforming and modernising planned care and reducing waiting lists in Wales' and its key ambitions.

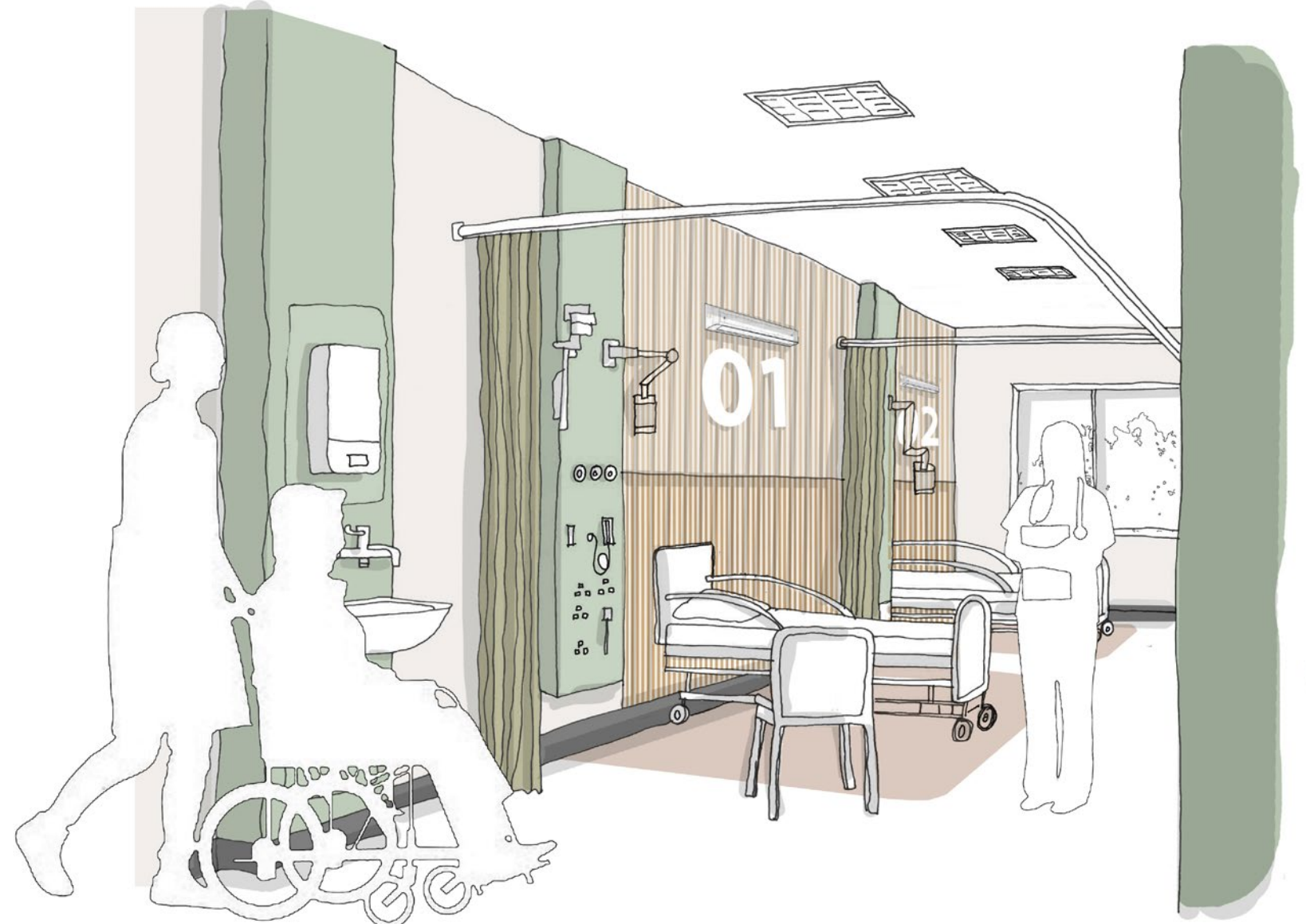
Waiting times in NHS England (NHSE) Hospitals are much less than the figures currently seen in Wales. A contributing factor to these lower waiting times has been the development of the NHSE Community Diagnostic Centre (CDC)

Programme and Elective Treatment Centre's, now in their third year. The programme has seen the development of 170+ CDCs open across England (Source: NHSE).

CDC's contain diagnostic imaging facilities at a minimum, but in many cases are partnered with Endoscopy screening and treatment services. They have been successful for a range of reasons, however the key benefits for the public are as follows:

- They are more **convenient** as they offer planned diagnostic and treatment services **closer to home**, making them more accessible and often easier to reach via public transport means.
- Patients do not have to visit large and often extremely busy acute hospital sites. They can access routine, planned care at a **smaller and more welcoming** dedicated site.
- They can reduce the need for future acute hospital visits and expedite a patients pathway.
- Dedicated screening and treatment services **alleviate the pressure on acute settings**, meaning acute hospital can focus on more seriously unwell patients, but CDC's can focus on seeing specific patients more quickly - therefore reducing waiting times.

WG and NHS Wales is adopting a similar approach to the NHSE CDC, but by combining diagnostic screening with elective treatments on one site, they will be able to target the key areas in which patient waiting times are the most significant.



Below: Illustrative concept image of the Arthroplasty Recovery Ward at LHP

### 2.2 Clinical Innovation

As part of the Llantrisant Health Park strategy, a Clinical Working Group have worked to challenge the 'business as usual' and establish more innovative clinical pathways. The team: a range of clinical leads and operational management across all levels, have consistently challenged traditional ways of working. A key focus has been learning from NHSE and Trusts, but also from Health Boards in Wales who are implementing more **innovative ways of working** to reduce waiting lists.

A large number of site visits have been made by the clinical working group and supporting clinicians to units across the UK, including NHS

Nightingale in Exeter, UHD in Poole, SWLEOC in Epsom, in addition to various privately managed facilities.

**Lessons learned** have been shared from other developments and this invaluable feedback has influenced the way that the clinical and logistical strategy for the site has developed.

Successes and challenges have all informed the way the project has developed, with **best practice driving innovation**, not only clinically but also in terms of the site support requirements, site layout and building design itself.

### 2.3 Project Vision

Cwm Taf Morgannwg UHB and its regional health Board partners are fully committed to ensuring that Llantrisant Health Park is a **flag-ship clinical facility, delivering faster patient care** away from acute environments, in an **efficient and robustly designed** centre.

They are driving clinical efficiency to meet the current NHS Wales and regional needs, whilst **planning for the future** to ensure the building drives clinical flexibility and adaptability - **future-proofing the site for subsequent generations and their regional communities**.





# 02 Project Accommodation

## 2.4 Project Deliverables

Llantrisant Health Park schedule of accommodation was borne of learning from NHSE and private facilities, both in the UK and overseas, combined with the critical NHS Wales need. In line with the most significant waiting list times, mapping a targeted elective diagnostic and treatment centre highlighted the following clinical areas:

- Planned care Joints & Orthopaedics
- Day Surgery, including day-case orthopaedics
- Endoscopy Screening & Treatment
- Diagnostic Imaging/Screening
- Practical Clinical Skills Training

These services were broken down into zones of accommodation from a clinical efficiency and patient accessibility perspective, seeing the co-location of all community diagnostic services into one hub, and the co-location of all surgical and surgical recovery services into another:

**Zone 01** - Community Diagnostics Hub

**Zone 02** - Arthroplasty Recovery Ward

**Zone 03** - Surgical Hub

Zones 02 and 03 are integral to one another. Zone 01 has been designed in a way which allows it to open earlier of the other zones and maintains appropriate clinical resilience.

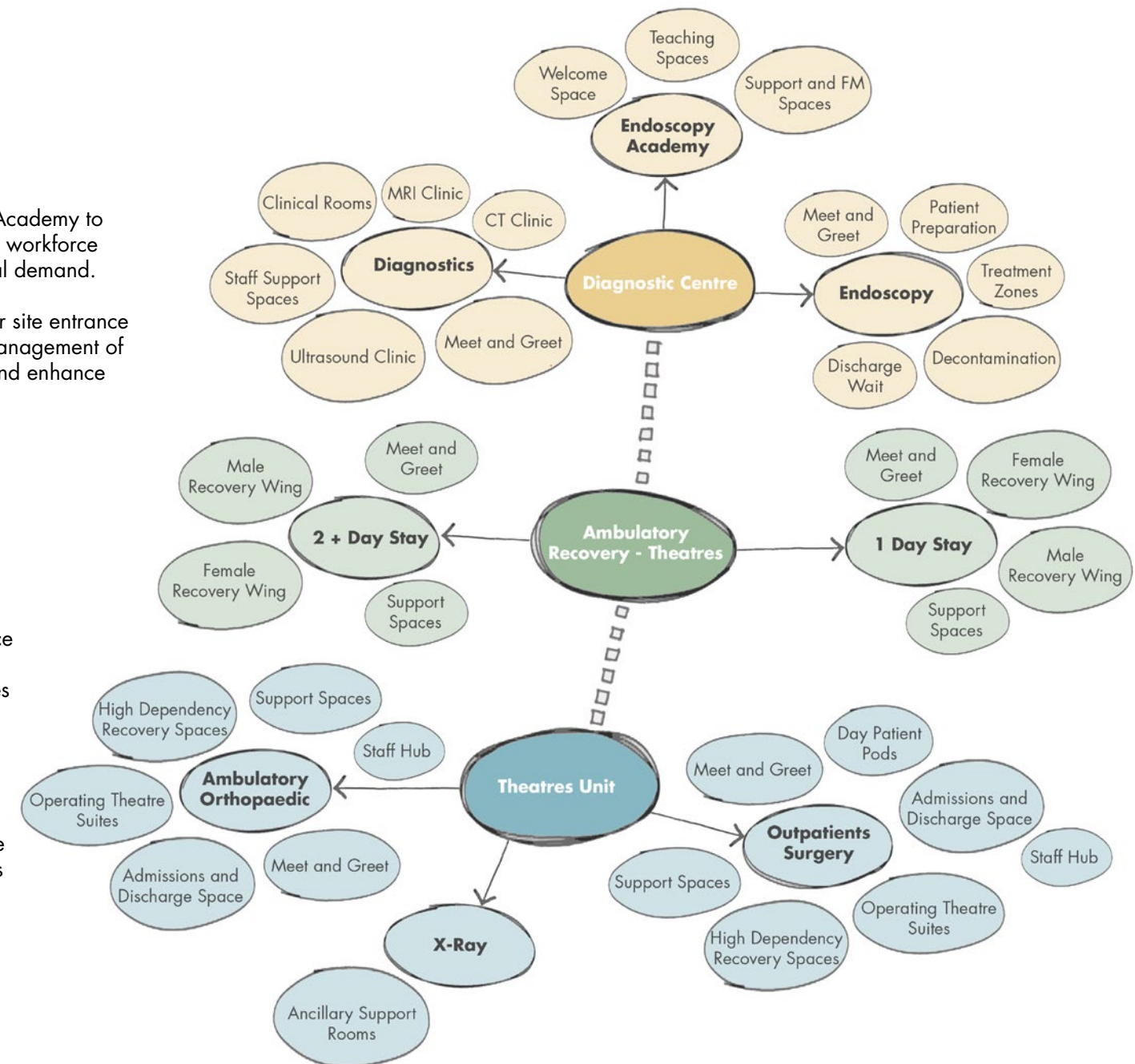
In addition to the clinical services outlined above, are a number of other supporting provisions on the site. These provisions are designed to support the LHP centre as a satellite to Royal Glamorgan Hospital, making best use of the close proximity to an established acute site:

- Cafe/Coffee Shop with sit in and take-out provision. Required to be self contained and able to close-down fully during non-operational hours.
- Central LHP Facilities area with Central Stores/Disposal/and In-Patient only Pharmacy Services.

- Clinical Skills Development Academy to help bolster and educate the workforce regionally in line with clinical demand.
- Re-development of the former site entrance Gatehouse to assist in the management of traffic and delivery access and enhance site security.

## 2.5 Project Phasing

As part of the project there is an additional phasing requirement which has informed the site and building development approach. This requirement is for the CDH building to be opened in advance of the Surgical Hub, but also designed in a way which enables the whole CDH building to be closed separately from the rest of the site and buildings when it is out of hours. The CDH will be utilised by the public during typical business hours, with some potential later evenings, whereas the SH Recovery Ward will be 24/7.



## 2.6 Project Deliverables

Llantrisant Health Park schedule of accommodation necessitates a building of the following areas and overall size, aligned with WHBN/WHTM compliant spaces and adjacencies:

**Zone 01** - Ground Floor: Diagnostics @ 2607.5m<sup>2</sup>

**Zone 01** - First Floor: Endoscopy @ 2607.5m<sup>2</sup>

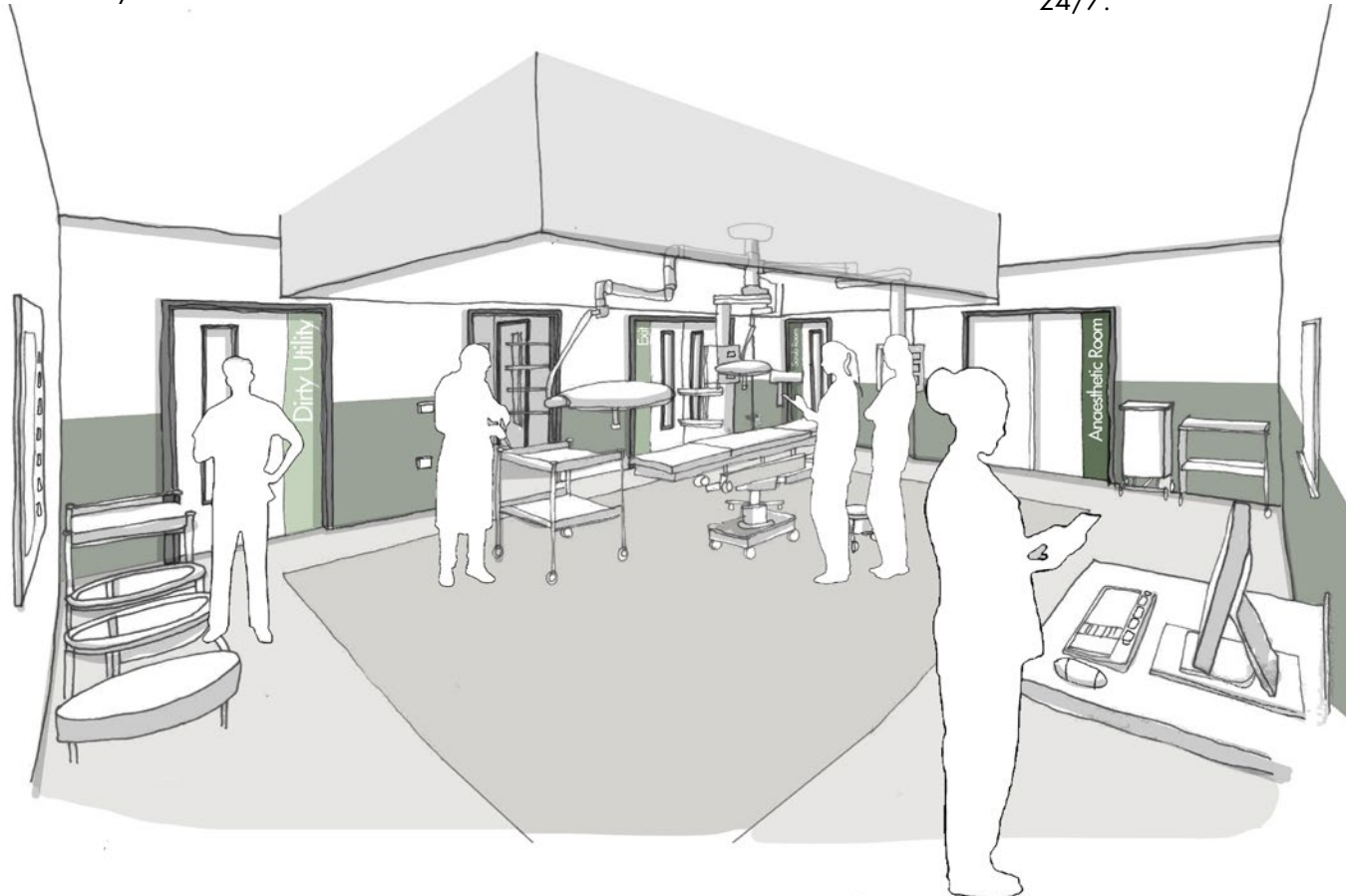
**Zone 01** - Second Floor: Skills Academy @ 1000.8m<sup>2</sup>

**Zone 02** - Ground and First floors: Arthroplasty Recovery Ward @1565m<sup>2</sup> each

**Zone 03** - Ground Floor: Day surgery @ 3735m<sup>2</sup>

**Zone 03** - First Floor: Day surgery @ 3447m<sup>2</sup>

**Total Building GIA (plus plant) = 21,809.6m<sup>2</sup>**





# 03 Site Context

## 3.1 Site Location

The site location is ideal for the provision of an elective centre, particularly due to its size and proximity to RGH which sits North of the site and benefits from an access road between the two sites. The area between the proposed LHP site and RGH accommodates the Gwaun Elai Med-Campus which provides a range of healthcare-hub facilities including NHS breast care services, diabetes care, private reproductive clinic and the Welsh Blood Centre.

The majority of the application site boundary abuts land either designated as a Special Landscape Area (SLA) or a Site of Importance for Nature Conservation (SINC). South of the site is Llantrisant & Pontyclun golf course, a mix of residential housing and local shops. Slightly further south is the Talbot Green Shopping Park with restaurants, retail outlets and convenience stores.

## 3.2 Site Proximities

LHP, being a south east regional offering, is designed to support elective care from Chepstow, to Bridgend and beyond. UHW is 7km to the south, Royal Gwent is 34km away, Princess of Wales is 19km away and Prince Charles Hospital is 37km away. Most of the patient group will be accessible to the site within an approximate 60 minute drive.

## 3.3 Access

The site is access from the Medi-campus road between the A4119 and Royal Glamorgan Hospital. The road typically serves the health campus and nearby business park/hotel only, with RGH patients and visitors directed to use the main entrance off the A4119 roundabout. There is a single access point in and out of the site, with potential for public footpath links to adjacent areas in the future.

## 3.4 Green and Blue Infrastructure

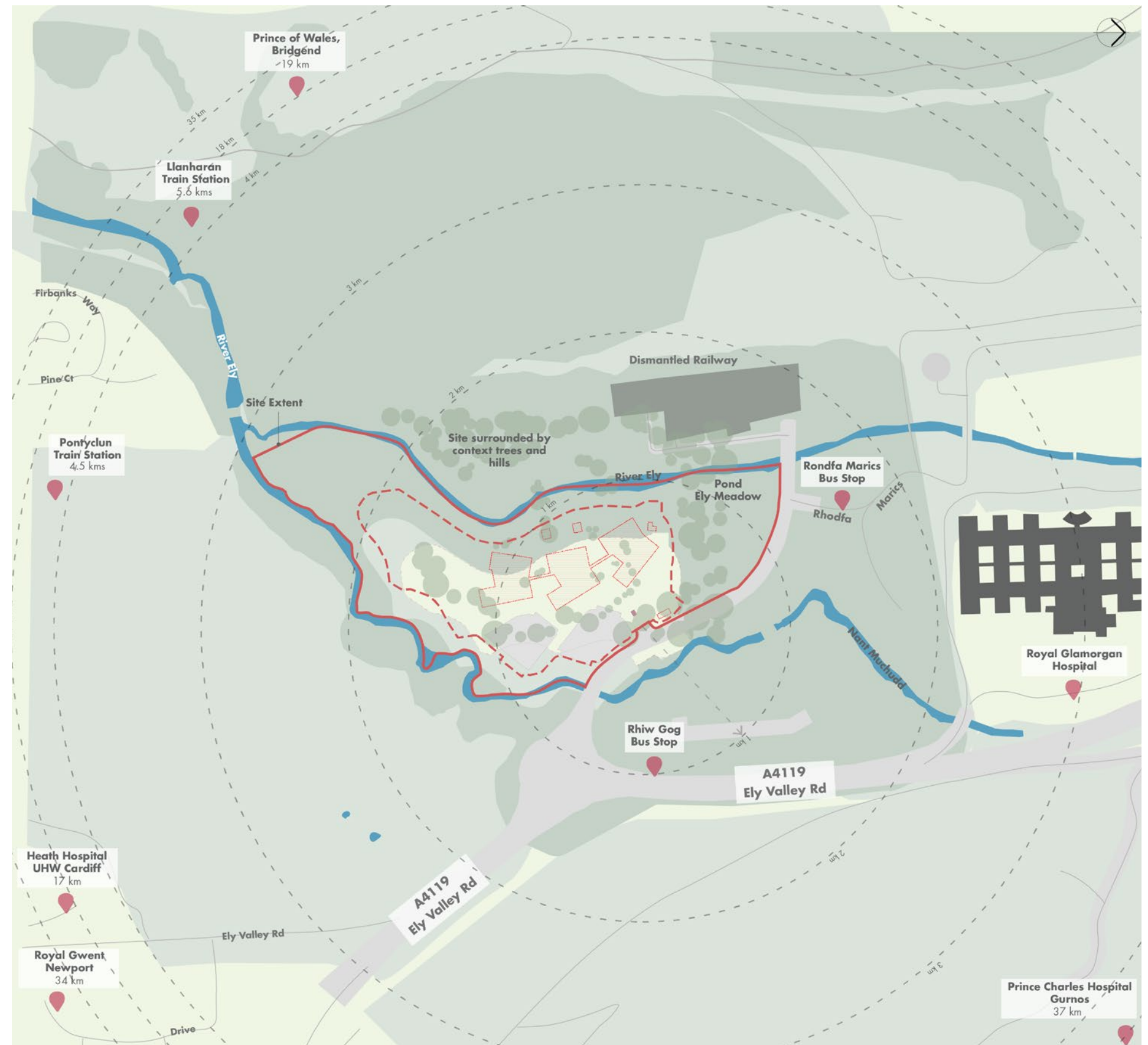
The site benefits from a dense woodland on the western side and is nestled in a valley with the site benefiting from beautiful views in all directions. Views across Smaelog Woods and the valley have become a key complimentary element to the scheme, reinforcing a welcoming, calming and healing environment for patients.

Framed by a river on each side, the site is quite self contained and benefits from the natural separation, reducing noise from neighbouring businesses.

## 3.5 Utilities

As the site was previously occupied by a BAAE facility, it benefits from a full compliment of utilities. The proposed buildings will meet NHS Net Zero Building Standard criteria, as such the existing gas supply has been terminated at the site boundary. There is mains water, a mains sewer and existing HV on site. The HV supply will be bolstered by an extensive array of Photo voltaic Panels on the building roof.

Below: Illustrative site location diagram





# 03 Site Context

## 3.6 Site History

The site previously accommodated the British Airways Avionics Engineering campus, where components were manufactured, tested and distributed to other BAAE sites. Prior to this the site was vacant land. For the development of the BAAE campus in the early 1990, the existing ground level was raised upwards of a meter in some areas to form a plateau which sat out of the flood risk area. The raising of the ground level, through to completed campus, can be seen in the adjacent record photographs A-C.

## 3.7 Existing Building Demolitions

Demolition of the existing BAAE buildings is ongoing, and due for completion in quarter three of 2025. A pre-demolition audit was undertaken to ensure that the existing buildings are dismantled and disposed of responsibly, prioritising reuse and recycling where possible. This not only demonstrates project responsibility, but aligns with project NZC considerations and BREEAM credits targeted.

## 3.8 Site Levels & Topography

Site levels for the future development correspond to the existing BAAE building levels. Aligning with both the NHS Net Zero Building Standard, but also environmental responsibility in relation to the 'Wellbeing of Future Generations Act' in Wales, a conservative and considerate approach has been applied to this previously developed site; retaining previously spent embodied carbon where possible and making best use of the infrastructure available.

As the building platform is made ground, the existing buildings sit at road entry level, stepped access to the existing buildings. As part of this application, all existing access routes will be adapted to ensure inclusivity and accessible safe access routes. The southern grass land drops away towards the River Ely, with this land remaining to serve as a wetland area as part of the proposed SAB strategy.

## 3.9 Flood Risk

As previously noted, the building level is made up ground from the original building



A Record photograph August '92



B Record photograph January '93



C Record Photograph October '93

construction in order to mitigate possible flooding issues. The site constraints diagram overleaf indicates the area of the site which could potentially be impacted by flooding. The new building proposals for Llantrisant Health Park are confined within the footprint of the existing buildings on site, at the same building level, and away from the flood risk area.

## 3.10 Active & Public Travel

The nearest bus stop is Royal Glamorgan Hospital, which is considered to be within close proximity to the development site area. The closest railway station is Pontyclun, some 5km away, with good bus links onwards to the site. In terms of staff, CTMUHB have policies in place which recognise and encourage sustainable and active travel wherever possible, including car sharing. Secure and high quality cycle facilities will be provided within the development to encourage staff to travel sustainably where possible. Freely-accessible cycle facilities will be provided on site for public/visitor use.

## 3.11 Car Parking

Contributing to the principle of site infrastructure retention where possible, the proposed LHP site will utilise all existing car parking and proposes no fundamental changes to the existing arrangement. Two large car parking areas, which previously served all BAAE employees, sit lower than the buildings, with one smaller car park located at building level. The car parking areas will require some minor improvement to meet current requirements, particularly in terms of accessibility.

## 3.12 Neighbouring Buildings

In addition to buildings located within the Medi-campus boundary, there is a nearby business park which hosts a range of local businesses. Commercial offices neighbour the Premier Inn Llantrisant hotel, The Longbow Beefeater restaurant and Costa Coffee. Most nearby buildings utilise materials such as buff/yellow brick, curtain walling and aluminium rain-screen cladding. The current LHP design anticipates

that aligning the proposed elevational treatment with the neighbouring building aesthetics would be acceptable given the limited local vernacular and absence of a 'street scene'.

## 3.13 Existing Boundary Conditions

The site boundary and existing car parking planting benefit from mature vegetation. Again, applying the principles of maximum retention, all existing native planting will be retained wherever possible. The landscape strategy outlines that all non-native and invasive planting species will be removed from the site, working to restore traditionally native biodiversity.

The site is secured by 6 foot steel mesh security fence. As the vegetation has matured around this fencing, it has bedded into its environment whilst remaining fully functional, as such it will be retained as the primary boundary treatment for the site. The gatehouse will be replaced.

## 3.14 Sun, Wind, Noise

The length of the site runs north to south, with BAAE buildings previously featuring large glazed atrium spaces which were directly south facing. The new buildings proposed for the site will follow a similar layout, maintaining an east and west aspect to limit excessive solar gain but also direct patient views out towards the key landscape focal points.

## 3.15 Future Development

The former BAAE development preserved a gravel plateau. Earmarked as a potential future development site, it was also built up and currently ties in with the building level.

There is no proposal for developing the plateau as part of this application. A similar principle will be applied in that it shall be ring-fenced as an area for possible future expansion. This ensures that the site can remain as adaptable as possible for future generations. Any future works will necessitate a separate application.

Below: Record photographs from BAAE



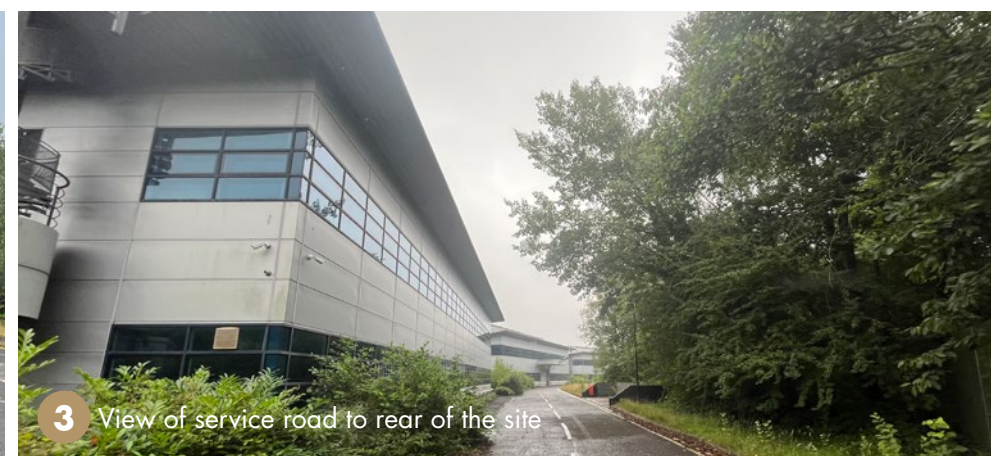
# 03 Constraints & Opportunities Diagram

Below: Illustrative Site Constraints & Opportunities Diagram





## 03 Existing Site





## 03 Local Context

Below: Local Building Images (Google/Maps)





# 04 Consultation

Engagement related to Llantrisant Health Park has been undertaken through a variety of forums and methods, with internal and external audiences, including public, public representation groups, local and regional NHS staff, and politicians (local and national).

Work is underway to develop the formal engagement plan that will set out how we will further involve, engagement and consult public and stakeholders in the programme.

First and foremost, this proposed facility is a clinical development with the requirement to deliver on clinical efficiency, patient throughput and ultimately reduce waiting lists to help combat the current challenges NHS Wales is facing. As such, a significant amount of clinical consultation has been undertaken, in addition to consultation with other stakeholder parties.

## 4.1 Clinical Stakeholder Groups

The core group of stakeholders who have participated in regular engagement sessions

throughout the development of this project is as follows:

- Clinical Working Group (CWG)
- CTMUHB Estates & Facilities Teams
- CTMUHB ICT & Digital Teams
- CTMUHB Infection Prevention & Control
- Surgical Teams & Specialisms
- Anaesthetic Teams
- Physiotherapists
- Pharmacists
- Radiologists
- Endoscopy/Joint Advisory Group (JAG)
- Health Education & Improvement Wales

- Clinical Nursing Specialists
- NHS Wales Specialists Services Partnership - Specialist Estates Services

Throughout the project regular reviews and touch points with various stakeholders have ensured that all parties have an opportunity to input, review and scrutinise the proposals.

Regular design workshops and weekly team meetings has meant that core clinical stakeholders have directly inputted into clinical flows, development of patient pathways and resulting clinical adjacencies. Frequent meetings has given ownership to all involved, with their contributions actively informing the development of the project.

Different stakeholders bring different considerations into focus; from a high-clinical focus and operational management systems, to patient inclusivity and social parity in access to healthcare services. Consideration has been broad and the design brief has adjusted as valuable feedback has been received.



Below: Photographs from spatial planning workshops with clinical stakeholders

## 4.2 Engagement Activities:

Aside from clinical engagement to build the brief, clinical model and inform the design development, additional engagement has been undertaken with a much broader range of stakeholders:

### Q1 2023

- Joint press release published by CTMUHB and Welsh Government regarding the developing proposals at LHP.
- Distribution of a dedicated LHP newsletter providing programme updates to internal stakeholders in regional and community groups.
- LHP Arthroplasty Pathway Development Workshop brought together key clinical stakeholders from South East Wales region to review and inform the proposals.

### Q3 2024

- A special event with Llais regional directors and engagement leads from regional health board partners allowed ambitions and objectives of LHP to be reviewed, discussing opportunities for future engagement.
- A 'Llais Local' event was undertaken in Aberfan: LHP programme stand providing opportunity for questions and answers with local community groups and the general public.
- CTMUHB Stakeholder Reference Group, representing third sector and elected members from local communities, opportunity for briefing and discussion of the ambition and objectives of LHP.

### Q4 2024

- On site briefing for the Welsh Government Cabinet Secretary for Health and Care, demonstrating the progress made to date on the LHP project and the onward direction of travel.

### Various Intervals

- Virtual Q&A sessions with staff and senior managers through established forums.
- Targeted engagement sessions with key clinical colleagues, providing opportunities for involvement in development of physical and service pathway structures.
- South East Wales regional orthopaedic operational delivery group meetings to review LHP which includes regionals and national partner representatives.
- LHP Steering Group and Programme Board meetings including regional and national partner representatives.
- Physical design workshops with a vast range of clinical groups to explore different ways of working, directly informing design/built-form development.
- Site visits to units across the UK, understanding lessons learnt from their projects, and discussion of LHP proposals/possible improvements and considerations.
- Virtual lessons learnt engagement with Trusts in England on similar units.

Below: Illustrative view of the CDH waiting area with views out to the enclosed courtyard

