

Llantrisant Health Park

Planning Statement - PAC draft

May 2025

theurbanists

Prepared by: The Urbanists Ltd

Address: The Urbanists, Westgate House, Womanby Street, Cardiff, CF10 1BR

On behalf of: Cwm Taf Morgannwg University Health Board



Email: planning@theurbanists.net

Website: www.theurbanists.net

Issue date	16/05/25
Status	PAC Draft
Revision	
Author	MFr & DT
Checked by	MFr
Reference	2341-URB-XX-XX-RP-PL-004

All plans within this document are reproduced from Ordnance Survey with permission of the controller of Her Majesty's Stationery Office (C) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution/ civil proceedings. Licence No 100054593.

Contents

1. Introduction and Background	1
1.1. Background	1
1.2. This Report	1
2. The Development Site	3
2.1. Site Location	3
2.2. Site Description	3
3. Development Proposal	5
4. Legislation and Planning Policy Context	7
4.1 Town and Country Planning Act (1990)	7
4.2 Well-being of Future Generations Act (2015)	7
4.3 Planning Policy Wales (2024) Ed. 12	8
4.4 Future Wales - The National Plan 2040	12
4.5 Technical Advice Notes	15
4.6 Local Planning Policy	20
4.6.1. Rhondda Cynon Taf Local Development Plan 2006 - 2021	20
4.6.2. Rhondda Cynon Taf Revised Local Development Plan (2022 - 2037)	25
4.7 Supplementary Planning Guidance	25
4.8. Key Planning Policy Issues	26
5. Planning History	28
6. RCTCBC Pre-application Consultation	29
7. Planning Assessment	31
7.1. Introduction	31
7.2. Assessment	31
8. Conclusion	38

1. Introduction and Background

1.1. Background

The Urbanists Ltd. has prepared this planning statement on behalf of Cwm Taf Morgannwg University Health Board (CTMUHB). The statement is prepared to provide the planning context and considerations in the determination of the accompanying planning application for the proposed development of the new Llantrisant Health Park regional diagnostic and treatment hub facility, near to the Royal Glamorgan Hospital, Talbot Green, Llantrisant.

The statement sets out the planning context for the Llantrisant Health Park redevelopment proposal. It describes the development site and proposed development; summarises the relevant planning legislation and policy against which future development will be considered; identifies the planning history; summarises initial engagement with the Planning Authority; provides an analysis of the proposals to identify the key planning considerations.

Site address: Former British Airways Avionics Engineering facility, Ely Meadow, Talbot Green, Llantrisant, CF72 8XL (Map and grid reference: ST08SW, ST0363483580)

Client: Cwm Taf Morgannwg University Health Board, Navigation Park, Unit 3 Ynysmeurig House, Abercynon, Mountain Ash CF45 4SN

Formal description of the proposed development: Proposed Llantrisant Health Park regional diagnostic and treatment hub facility

1.2. This Report

This document comprises the following:

- **Section two** describes the site in context.
- **Section three** describes the development proposal in more detail, including how it has evolved.
- **Section four** describes the legislative and planning policy context.
- **Section five** provides insight into the planning history for the site.

- **Section six** discusses the pre-application advice that was sought from the local authority.
- **Section seven** provides an assessment of the proposals in planning policy terms.
- **Section eight** provides a summary and some conclusions based on the above.

DRAFT

2. The Development Site

2.1. Site Location

The site is the former British Airways Avionics Engineering facility, which is located approximately 1km (0.6 miles) to the west of Llantrisant town centre, in the administrative area of Rhondda Cynon Taff County Borough Council. The existing Royal Glamorgan Hospital is located approximately 300m to the north of the site.

2.2. Site Description

The site currently comprises three connected buildings surrounded by parking, vehicle circulation/access routes, and soft landscape areas. The buildings are two storey in height, and constructed during the early 1990s. The total site area is approximately 4.3 hectares.

Direct vehicular and pedestrian access to the site is provided from the adopted highway Heol Gwaun Eli from the north via the existing access. Strategic highway access is via the Ely Valley Road (A4119). The site is otherwise surrounded by existing woodland, with the Afon Elái/River Ely to its west, and a tributary watercourse (Nant Muchudd) to its east. Llantrisant and Pontyclun Golf Course is located to the south, and the town of Talbot Green is located some 0.6km away to the south-east of the site. A full description of the site is included within the Design and Access Statement.

Figure 1: View of the existing site - (Copyright Google Earth).



3. Development Proposal

The proposed development comprises a new regional diagnostic and treatment hub facility, at the site of the former British Airways Avionics facility, Llantrisant, close to the Royal Glamorgan Hospital.

It is proposed to be a cutting-edge facility to deliver accessible, safe, and innovative healthcare services to improve care and access to services for patients living within the CTM area, and also for patients within the wider region including Cardiff and Vale University Health Board, Aneurin Bevan University Health Board and Velindre University NHS Trust.

In summary it is proposed to include the following uses: day surgery and orthopaedic theatres; endoscopy; wards (54 beds); MRI and CT scanning and ultrasound facilities. The proposed scheme is predominantly 2 storeys in height (plus plant/M&E) plus a 3 storey element for the Endoscopy Academy (northern block). The proposed layout seeks to accord with the previous built form footprint, with a gross internal floor space of some 17,000 sqm. The existing car parking and circulation areas are proposed to be retained and will continue to provide 284 spaces including 15 accessible spaces. Vehicular and pedestrian access will be via the existing access gateway. An existing hardstanding, to the south of the existing buildings, is identified in the proposed site plans as a future potential development area, although there are no proposals for it at this time.

A full description of the proposed scheme is set out in the Design and Access Statement.

Figure 2: Proposed Illustrative Views (copyright: Stride Treglown)



4. Legislation and Planning Policy Context

This section of the statement sets out the planning legislation and policy context against which the development should be considered.

4.1 Town and Country Planning Act (1990)

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, planning decisions must be made in accordance with the Development Plan, unless material considerations indicate otherwise. For Wales, the Development Plan includes the National Development Framework for Wales, any strategic development plan for an area that includes all or part of that area, and the local development plan for that area.

The Planning Act (Wales) (PWA) 2015 states that Local Planning Authorities must exercise their function in relation to the determination of planning applications “...as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 (annex 2), for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.” (PA(W), Sec.2(2)).

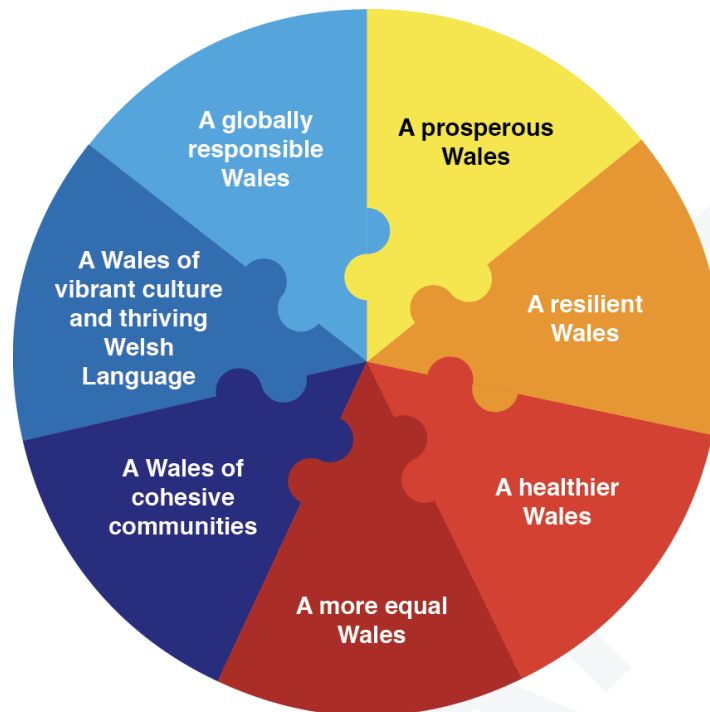
4.2 Well-being of Future Generations Act (2015)

The Well-being of Future Generations Act requires public bodies in Wales to consider the long-term impact of their decisions. The Planning Act (Wales) 2015 states that Local Planning Authorities must exercise their function in relation to the determination of planning applications “...as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 (annex 2), for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.” (PA(W), Sec.2(2)).

The Future Generations Act defines Sustainable Development in Wales as: “The process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.” The Act identifies seven well being goals; that are illustrated below. The Act makes it clear that the public bodies must work to achieve all of the goals, not just one or two. The Act also sets out five ways of working needed for public bodies to achieve the seven well-being goals. These

include the fundamental requirement to balancing short-term needs with the needs to safeguard the ability to also meet long-term needs.

Figure 3: Well being Goals



4.3 Planning Policy Wales (2024) Ed. 12

The national planning policy context for the development is provided by Planning Policy Wales (Edition 12) and Future Wales: The National Plan 2040. Together, these documents provide the guide to ensure the delivery of sustainable development proposals. This is achieved through improving the social, economic, environmental and cultural well-being of current, and as required by the Well-being of Future Generations (Wales) Act.

Planning Policy Wales (Edition 12) (PPW) is the Welsh Government's land use planning policy for Wales. The primary objective of PPW is to ensure the planning system contributes towards the delivery of sustainable development, and improves the social, economic, environmental and cultural well-being of Wales, as required by the Wellbeing of Future Generations (Wales) Act. PPW states that placemaking is the process of creating sustainable places and maximising wellbeing. PPW identifies key planning principles to include: growing our economy in a sustainable manner; delivering educational facilities; creating healthy and accessible environments; sustaining communities; and, maximising environmental protection and limiting impact.

These principles are then underpinned by National Sustainable Placemaking Outcomes which interrelate.

It also sets out the four key themes which contribute to placemaking thus:

- **Strategic and spatial choices**, including how to achieve good design that enables access and inclusivity, environmental sustainability and respect for local character; and healthier places, including enabling opportunities for outdoor activity and recreation.
- **Active and social places**, including encouraging the multiple use of open space and facilities, where appropriate, to increase their effective use.
- **Productive and enterprising places**, including the promotion of healthy lifestyles, and physical and mental health and wellbeing, provision of integrated green infrastructure and resilience to climate change.
- **Distinctive and natural places**, including the need to conserve and enhance the historic environment and its assets; protecting and enhancing green infrastructure assets and the protection and enhancement of biodiversity; protection of trees and woodland where they contribute towards the ecological, character or green infrastructure functionality of an area; and to integrate Sustainable Drainage Systems to minimise flood risk and maximise other benefits.

The way these different principles, themes and targets integrate when considering planning proposals is summarised in Figure 4 below. That is, the first consideration is how the proposals contribute towards strategic and spatial choices; then how they contribute towards active and social places, productive and enterprising places and distinctive and natural places. The conclusion of this process should result in a proposal that contributes towards a sustainable place and achieving the well-being goals and sustainable placemaking outcomes.

Figure 4: Applying PPW principles in decision-making



Each theme contributes in different ways to the placemaking outcomes. Healthcare development generally falls under the active and social places theme, which includes the key placemaking outcomes of: integrated green infrastructure; resilient to climate change; promotes physical and mental health and wellbeing; unlocks potential and regenerates; convenient access to goods and services; minimising the need to travel; appropriate development densities; makes best use of natural resources; feels safe and inclusive; provides equality of access; and embraces smart and innovative technology.

The promotion of Active Travel is prominent in PPW; it highlights the important role of the planning system in promoting and supporting the delivery of Active Travel and creating the right environment and infrastructure to make it easier for people to walk and cycle. The Active Travel Act 2013 makes walking and cycling the preferred option for shorter journeys, particularly everyday journeys, such as to and from a workplace or supermarket or in order to access health services.

Active Travel is integral to placemaking, creating life and activity in public places and providing the opportunity to meet people; it is a key component for sustainable places delivering social, economic and environmental benefits, therefore, new development must be fully accessible by walking and cycling.

Figure 5: Active and Social Outcomes (P.42 PPW 12)



This current version of PPW introduced a more formal and integrated approach to the consideration of green infrastructure in planning decisions as set out below. It describes Green Infrastructure (GI) as “*the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places*” (par.6.2.1).

Green Infrastructure: A stronger emphasis to be placed on a proactive approach, covering cross-boundary consideration, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications and signposting Building with Nature standards.

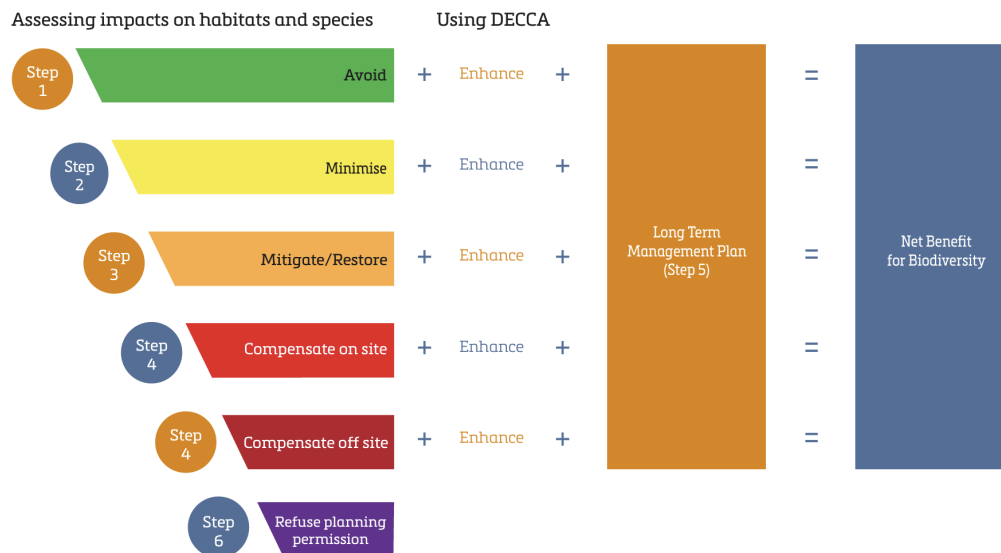
Net Benefit for Biodiversity and the Step-wise Approach (see Figure 6 below): Green Infrastructure statements are to demonstrate the ‘step-wise approach’ i.e. avoid, minimise, mitigate/restore, compensate on-site, compensate off-site and the need to consider enhancement and long-term management at each step. This links to the DECCA framework of ecosystem resilience to evidence adequate enhancements (Diversity, Extent, Condition, Connectivity and resultant Adaptation/resistance/recovery aspects). Off-site compensation is acknowledged as a last resort.

Trees and Woodlands: a close alignment is taken with the step-wise approach, as well as promotion of new planting as part of development based on securing the right tree in the right place. For any trees that may be removed as part of a proposed development, consideration of

their GI value including carbon, landscape amenity and ecological resilience sets a baseline from which a proportionate ratio of planting compensation shall be considered.

The planning application includes a GI Statement which sets this out in appropriate detail.

Figure 6: Summary of the Step-Wise Approach (PPW)



4.4 Future Wales - The National Plan 2040

Future Wales - The National Plan 2040 was adopted in February 2021 as the national development framework setting the direction of development in Wales to 2040. The document is part of the development plan. The plan provides a strategy to address key national priorities through the planning system, including developing a vibrant economy, developing strong ecosystems, achieving decarbonisation and climate resilience and improving the health and wellbeing of communities.

It sets out 11 outcomes of Future Wales comprising the vision for Wales in 2040. The aim is for a Wales where people live:

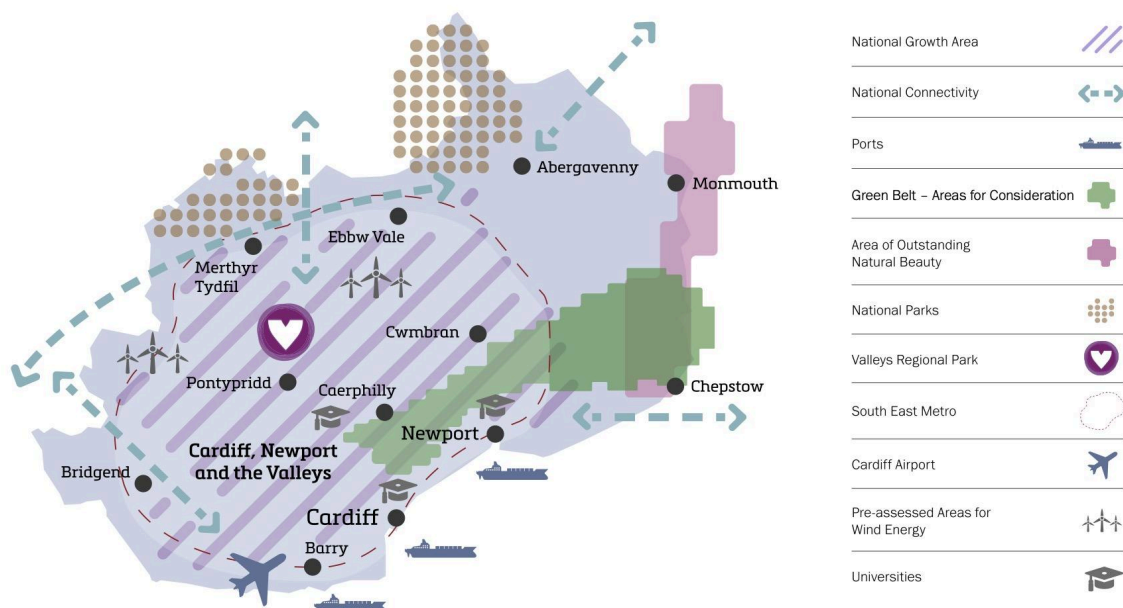
- in connected, inclusive and healthy places;
- in vibrant rural places with access to homes, jobs and services;
- in distinctive regions that tackle health and socio-economic inequality through sustainable growth;

- in places with a thriving Welsh Language;
- in towns and cities which are a focus and springboard for sustainable growth;
- in places where prosperity, innovation and culture are promoted;
- in places where travel is sustainable;
- in places with world-class digital infrastructure;
- in places that sustainably manage their natural resources and reduce pollution;
- in places with biodiverse, resilient and connected ecosystems; and
- in places which are decarbonised and climate-resilient.

Future Wales divides Wales into 4 regions with Rhondda Cynon Taf falling within the South-East Region, as covered by the Regional Strategic Diagram below. It shows that Rhondda Cynon Taf is included within the national growth area.

Figure 7: South-East Region Strategic Diagram (p.164)

Regional strategic diagram



Future Wales also provides a series of national policies (ch.4, Strategic and Spatial Choices), including:

Policy 1 – Where Wales will grow;

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking;

Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership; and

Policy 9 – Resilient Ecological Networks and Green Infrastructure;

Policy 12 – Regional Connectivity; and

Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure.

Policy 1 identifies that South Wales is a key location for future growth and Policy 2 sets out the need to create spatial frameworks to achieve the placemaking aims of the Wales planning system.

Policy 2 also sets out the key Strategic Placemaking Principles: mixtures of uses; a variety of housing; walkable scales; increased densities in towns and cities; integration with street networks; plot-based development; and green infrastructure.

Policy 3 sets out how the Welsh Government will play an active, enabling role to support the delivery of urban growth and regeneration. It details that the Welsh Government will assemble land, invest in infrastructure and prepare sites for development. Policy 3 explains how local authorities and other public sector bodies will work together to unlock the potential of their land and support them to take an increased development role.

Policy 9 explains the importance of identifying areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and also the importance of identifying opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.

Policy 12 emphasises the importance of Active Travel and explains how planning authorities must plan the growth and regeneration of the National and Regional Growth Areas to maximise opportunities arising from the investment in public transport.

Overall, Cardiff, Newport and the Valleys will be the main focus for growth and investment in the South East region. A strong approach is taken towards key locational decisions focussing on the

most sustainable and accessible locations, addressing congestion, reducing car-based commuting and improving air quality.

4.5 Technical Advice Notes

Technical Advice Notes should be read in conjunction with Planning Policy Wales (PPW) and are to be taken into account during the preparation of Development Plans.

Technical Advice Note 5: Nature Conservation and Planning (2009)

This Technical Advice Note advises how planning should be used to protect and enhance biodiversity and geological conservation. It sets out the key principles for nature conservation, which can be summarised as creating a partnership between local and national authorities and key stakeholders whilst integrating nature conservation into all aspects of planning. There is a main focus on reducing the effects of climate change, which can be achieved by encouraging development that would reduce the damaging emissions and energy consumption to protect the environment.

Technical Advice Note 10: Tree preservation orders (1997)

TAN 10 advises in the interest of protecting trees and woodlands by making Tree Protection Orders (TPOs). The Act places a duty on local planning authorities to make adequate provision where appropriate for the preservation and planting of trees when granting planning permissions by imposing conditions and/or making TPOs.

Technical Advice Note 12: Design (2016)

This Technical Advice Note aims to equip all those that are involved in the design of development with advice on how sustainability, through good design, may be facilitated through the planning system. It sets out the core design principles that any development proposal must follow to help create a sustainable environment and exhibit a high level of design quality. These are structured via the five key objectives of good design illustrated below.

Figure 8: Objectives of Good Design



Technical Advice Note 15: Development, flooding and coastal erosion (2025)

This TAN provides a framework within which the flood risks arising from rivers, the sea and surface water, and the risk of coastal erosion can be assessed. It also provides advice on the consequences of the risks and adapting to and living with flood risk in relation to development and flooding. It replaces the previous 2004 advice.

The updated TAN refers to the Flood Map for Planning which identifies flood zones as below. It takes a risk-based approach, so that a locally appropriate approach can be taken during the development management process.

A hospital falls into the category of 'highly vulnerable development'. The NRW Online Flood Map for Planning (Figure 9) indicates that the majority of the site is located within Flood Zone 1 with regards to fluvial flood risk. However, there are two small areas within the north east of the site that are located in Flood Zone 2.

Figure 9: NRW Flood Map for Planning

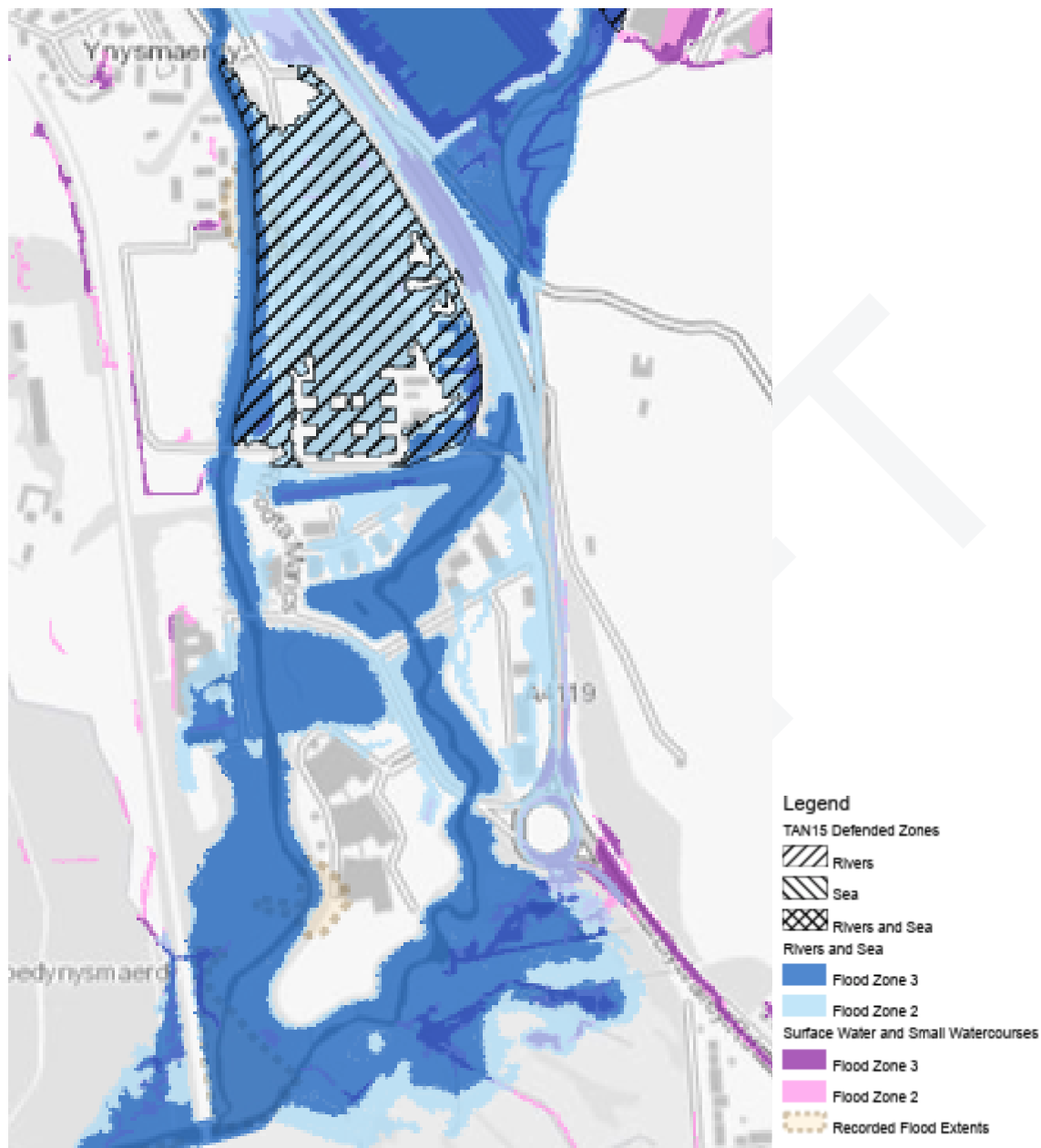
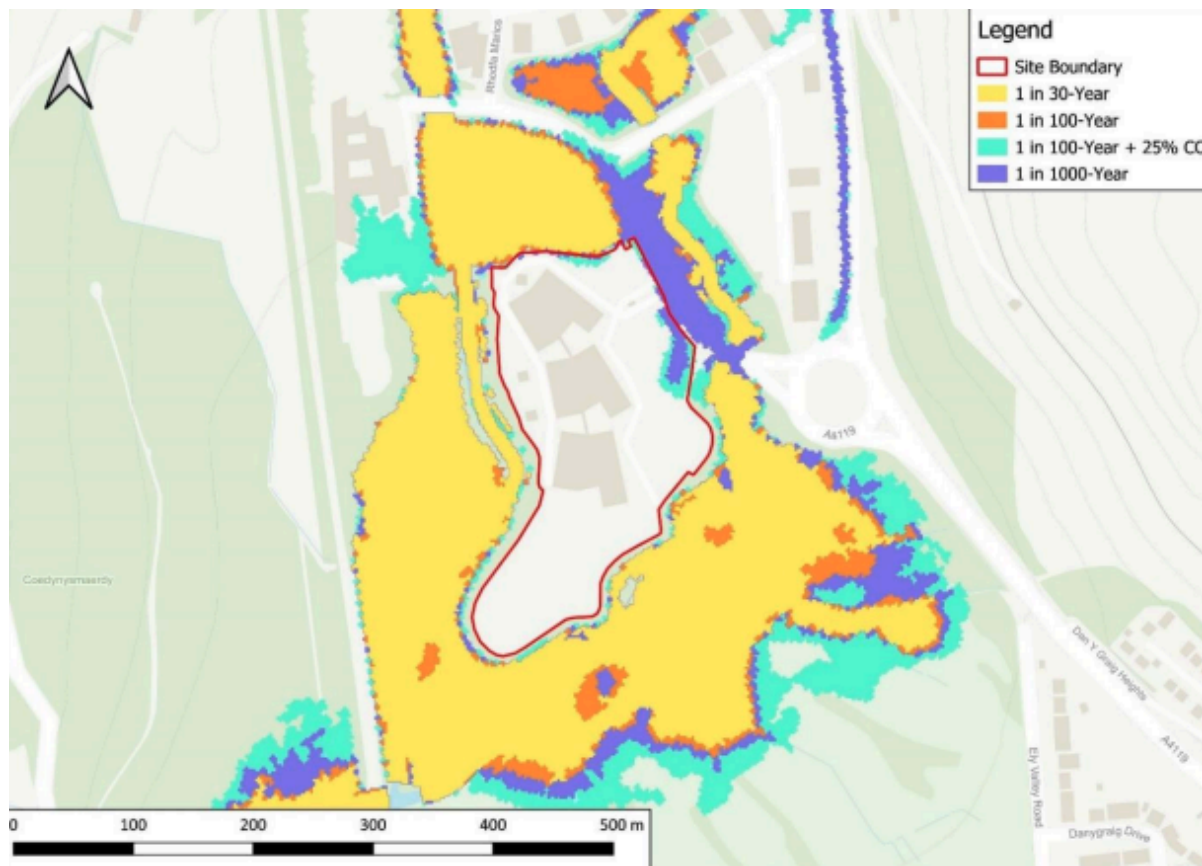


Figure 10 below shows the flood outlines for the 1 in 30-year, 1 in 100-year, 1 in 100-year plus 25% allowance for climate change, and 1 in 1000-year flood events. The figure shows that the site is beyond the extent of fluvial flooding for the first two timescales and remains flood free (1 in 30-year and 1 in 100-year). However, there is evidence of fluvial flooding on-site during the 1 in 100-year plus 25% allowance for climate change and 1 in 1000-year flood events.

Figure 10: River Ely Model Flood Outlines



Technical Advice Note 18: Transport (2007)

This TAN recognises that Integration of land use planning and development of transport infrastructure has a key role to play in addressing the environmental aspects of sustainable development. It states PPW and the Wales Transport Strategy both aim to secure the provision of transport infrastructure and services, which improve accessibility, build a stronger economy, improve road safety and foster more sustainable communities. This includes integration of transport and land use planning.

Technical Advice Note 20: Planning and the Welsh language (2017)

This TAN explains the importance of the Welsh language and how national and local policy should promote the language and the sustainability of communities. The note refers to the Well-being of Future Generations Act 2015, which seeks to create *a Wales of vibrant culture and thriving Welsh language*.

Technical Advice Notes 24: The historic environment (2017)

This TAN provides guidance on how the planning system considers the historic environment during development plan preparation and decision making. It provides specific guidance on how the following aspects of the historic environment should be considered: World Heritage Sites, Scheduled Monuments, Archaeological remains, Listed Buildings, Conservation Areas, Historic Parks and Gardens, Historic Landscapes, Historic assets of special local interest.

Natural Resources Wales Geographic Information

NRW provides an interactive map service which provides information on water, forestry, habitats and protected sites. The map extract below identifies the woodland to the west as Ancient Semi Natural Woodland and the site is within a wider area of Phase 1 Lowland terrestrial habitat.

Figure 11: NRW Interactive Map extract (source: <https://naturalresources.wales/>)



4.6 Local Planning Policy

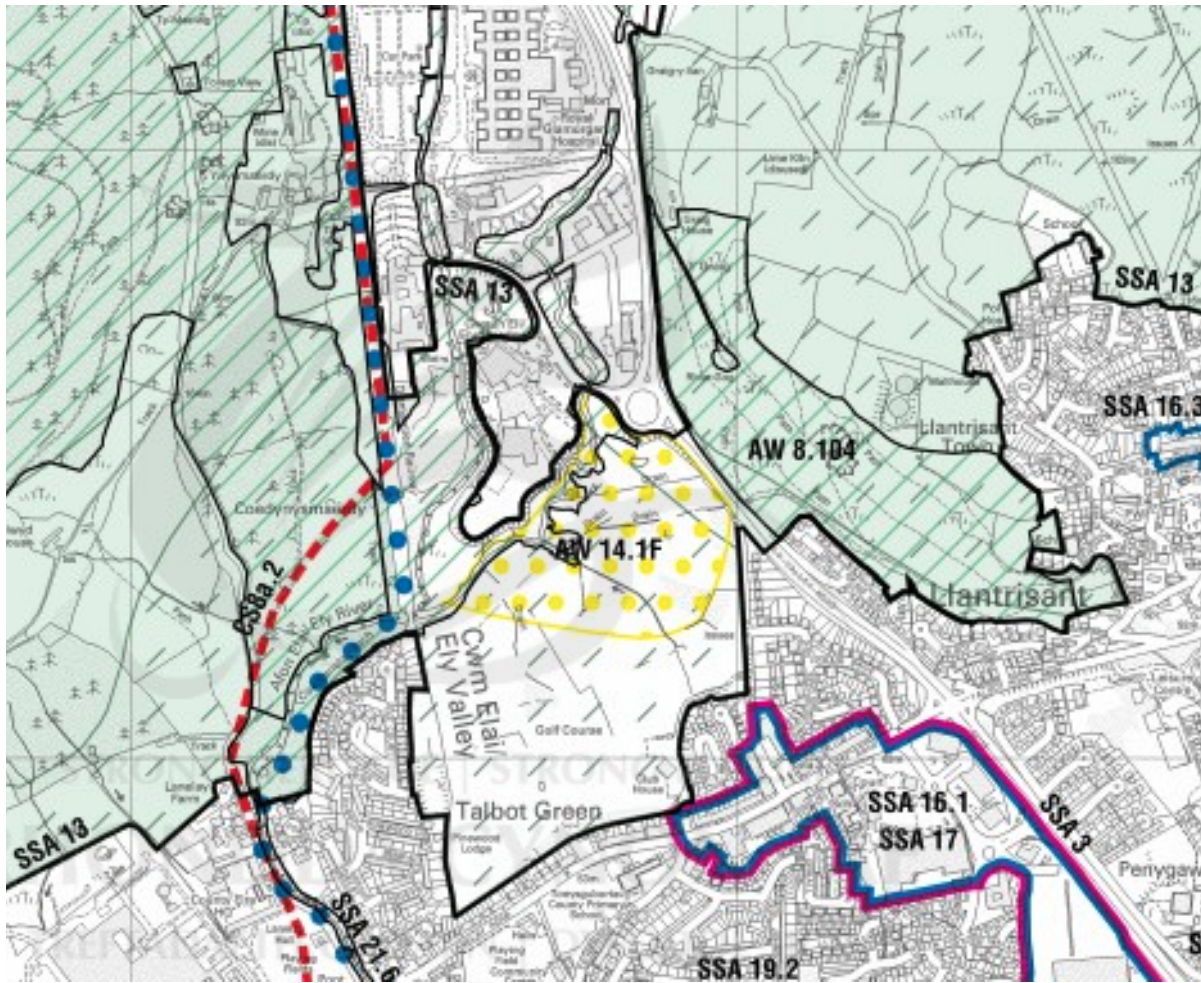
4.6.1. Rhondda Cynon Taf Local Development Plan 2006 - 2021

The statutory development plan for the site comprises the Rhondda Cynon Taff Local Development Plan 2006 - 2021, which was adopted in March 2011. The relevant policies of the adopted LDP are set out below.

The site is unallocated 'white land' within the designated development settlement boundary, under Policy SSA13 'Housing Development within Settlement Boundaries'.

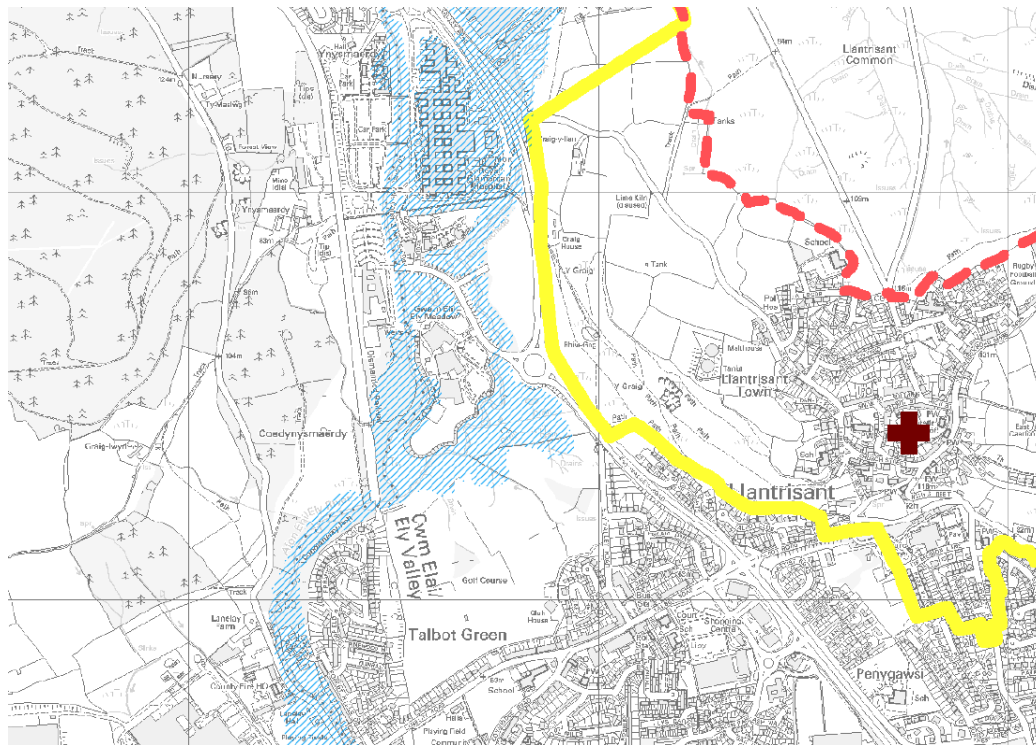
Policy SSA21 'Cycle Network Improvements', identifies a route further to the west of the site (blue dotted line) as the 'Pontypridd to Tonyrefail via Llantrisant Cycle network', plus the Ynysmaerdy to Talbot Green Relief Road (red dash line). The Relief Road is covered by Policy CS8 'Transportation.' The land to the south of the site is allocated as a minerals safeguarding area under policy AW14 'Safeguarding of Minerals.' The land adjoining the west of the site is allocated as a Site of Important Nature Conservation (SINC) under policy AW8 'Protection and Enhancement of the Natural Environment.' The allocations are shown on the LDP proposals map extract below (Figure 12). The area planning constraints are shown on the LDP constraints map extract below (Figure 13). Woodland further to the west is designated as Ancient Semi-Natural Woodland. This is shown in Figure 11 (designation in bright green).

Figure 12: RCT LDP Proposals Map extract



The LDP Constraints map shows that the site is not within the Llantrisant Conservation Area and the surrounding land is subject to flood risk (consistent with the NRW flood mapping.)

Figure 13: RCT LDP Constraints Map extract



The LDP states that *'the Principal Town of Llantrisant/Talbot Green combines the cultural and historic town of Llantrisant with the commercial and residential centre of Talbot Green. The area provides a rich mix of a historic town that acts as a centre for culture and the arts with a vibrant commercial and retail centre. Policy SSA3 'Development in the Principal Town of Llantrisant/Talbot Green sets out the guidelines in which development can take place.'*

Key policies of the plan which are relevant to the proposed development include the following:

Policy CS2 - Development in The South

This policy covers areas of strategic growth in the Southern Strategy Area and promotes specific types of development within set areas for strategic alignment.

Policy CS8a.2 - Transportation

This policy outlines the safeguarding and the provision of land for the improvement of the strategic highway network including the development of The Ynysmaerdy to Talbot Green Relief Road to the west of the site.

Policy CS10 - Minerals

This policy seeks to protect resources and to contribute to the local, regional and national demand for a continuous supply of minerals without compromising environmental and social issues.

Policy AW2 - Sustainable Locations

This policy sets the criteria that define sustainable locations. Development proposals will only be supported in sustainable locations.

Policy AW4 - Community Infrastructure and Planning Obligations

This policy sets out the types of planning contributions that can be acquired from development proposals, where the proposals require the provision of new, improved or rely on existing services, facilities, infrastructure and related works.

Policy AW5 - New Development

This policy provides criteria against which proposals for new development will be assessed.

Policy AW6 - Design and Placemaking

This policy sets out the guidelines for high quality standards of design for new development proposals.

Policy AW7 - Protection and Enhancement of the Built Environment

Where development proposals impact upon sites of architectural and/or historical merit, this policy sets out guidelines of assessment to determine whether they should be supported.

Policy AW8 - Protection and Enhancement of the Natural Environment

Where development proposals impact heritage, SINC, RIGS, and other locally designated sites, this policy sets out guidelines of assessment to determine whether they should be supported.

Policy AW8.104 - Protection and Enhancement of the Natural Environment - Y Graig

These policies highlight RCT's distinctive natural heritage and aim to preserve it through various criteria against which development proposals will be assessed.

Policy AW8.92 - Protection and Enhancement of the Natural Environment - River Ely

This policy highlights the importance for the protection and enhancement of Sites of Important Nature Conservation (SINC).

Policy AW10 - Environmental Protection and Public Health

This policy states that development proposals which cause or result in a risk of unacceptable harm to health and/or local amenity will not be permitted.

Policy AW11 - Existing Employment and Retail Use

Development proposals promoting alternative uses for existing employment sites and retail units identified within the defined retail centre will be permitted under the criteria set out in this policy.

Policy AW12 - Renewable and Non-Renewable Energy

Development proposals which promote the provision of renewable and non-renewable energy will be promoted under this policy.

Policy AW14.1f - Safeguarding of Minerals

This policy lists the types of minerals that should be safeguarded from any development on specific sites.

Policy SSA3 - Development in the Principal Town of Llantrisant/Talbot Green

Proposals for residential and commercial development in Llantrisant/Talbot Green will be permitted under the criteria set out in this policy.

Policy SSA13 - Housing Development within Settlement Boundary

Development will be permitted within defined settlement boundaries where it meets the criteria set out in this policy.

Policy SSA18 - Major Road Schemes

Land will be safeguarded and provision made for the development of the strategic highway network in the Southern Strategy Area under this policy.

Policy SSA20 - Park and Ride/Park and Share Provision

Provision for park and ride facilities will be provided at the locations set out in this policy.

Policy SSa21.6 - Cycle Network Improvements

The existing network of cycle paths and community routes will be extended, improved and enhanced to include schemes in this policy.

4.6.2. Rhondda Cynon Taf Revised Local Development Plan (2022 - 2037)

The Revised Local Development Plan 2022 - 2037 is currently being prepared. This process formally began in April 2022 and it is expected that the deposit plan will be issued for consultation in early 2026, and adopted in May 2026. This will then replace the current adopted LDP.

4.7 Supplementary Planning Guidance**Design and Placemaking (March 2011)**

This sets out in greater detail how development proposals should comply with the objectives of good design (TAN12) which should be demonstrated through a Design and Access Statement. It provides guidance including: energy efficiency; water conservation; green infrastructure; and designing out crime. The principles and approach set out in this SPG are consistent with TAN12, PPW, and FWNP.

Nature Conservation (March 2011)

The SPG sets out how development proposals should conserve or enhance ecology and biodiversity, linking it to TAN5 and LDP Policy AW8. The approach advocated through this guidance is now also covered by the national requirements for the consideration of development to follow the step-wise approach, for Green Infrastructure Statements, requirement for net benefit for biodiversity, building ecosystem resilience, and Sustainable Drainage Systems.

Planning Obligations (December 2014)

This SPG clarifies how planning obligation requirements may be applied to proposed development, if the need is identified during the planning process.

Access, Circulation and Parking (March 2011)

This SPG provides guidance on the provision of parking, developer contributions, travel plans and transport assessments.

Revised Local Development Plan 2022 - 2037

RCTCBC is currently preparing the replacement LDP. It is currently at an early stage of preparation and consultation on the Preferred Strategy was undertaken early 2024, with an anticipated issue of the deposit plan later in 2025, and final adoption 2026.

4.8. Key Planning Policy Issues

The key policy issues arising from the proposed development and how it relates to planning policy and guidance are set out below.

Theme	Subject	National		Local	SPD/ Equivalent
		Future Wales	TANs		
Sustainability	Site Location and Principle of Development	Policy 1 - Where Wales will grow		Policy CS2 - Development in The South Policy AW2 - Sustainable Locations Policy SSA3 - Development in the Principal Town of Llantrisant/Talbot Green	
Regeneration		Policy 2 and Policy 3		Policy NSA16 - Re-development of Vacant/Redundant Industrial Sites	
Infrastructure				Policy AW4 - Community Infrastructure and Planning Obligations	Planning Obligations (December 2014)
Environment	Nature and Ecology	Policy 9 – Resilient Ecological Networks and Green Infrastructure	TAN 5: Nature Conservation and Planning. TAN 10: Tree preservation orders.	Policy AW8 - Protection and Enhancement of the Natural Environment Policy AW10 - Environmental Protection and Public Health	Nature Conservation (March 2011)
	Historic		TAN 24: The	Policy AW7 -	

Theme	Subject	National		Local	SPD/ Equivalent
		Future Wales	TANs		
			historic environment	Protection and Enhancement of the Built Environment	
Connectivity	Transport		TAN 18: Transport	Policy CS8a.2 - Transportation Policy SSA18 - Major Road Schemes	
	Access	Policy 12 – Regional Connectivity;		Policy SSA20 - Park and Ride/Park and Share Provision Policy SSa21.6 - Cycle Network Improvements	Access, Circulation and Parking (March 2011)
Design	Placemaking		TAN 12: Design	Policy AW5 - New Development Policy AW6 - Design and Placemaking Policy SSA13 - Housing Development within Settlement Boundary	Design and Placemaking (March 2011)
Energy		Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure		Policy AW12 - Renewable and Non-Renewable Energy	
Flood Risk			TAN 15: Development and flood risk		
Economy	Employment			Policy AW10 - Environmental Protection and Public Health Policy AW11 - Existing Employment and Retail Use	
Minerals				Policy CS10 - Minerals Policy AW14.1f - Safeguarding of Minerals	

5. Planning History

This section sets out the planning history of relevance to the site and the proposed development. The following explores previous planning applications that were submitted for the site, followed by planning applications that were submitted for areas surrounding the site.

- 24/0030/10 - Temporary MRI facility and staff welfare unit with associated infrastructure , granted with conditions (20/03/24)

Mobile MRI facility: Mobile MRI Trailer which will be delivered to site by a HGV lorry cab and left on site for the duration. Modular temporary welfare cabin for patients and staff to use. A temporary and demountable ramp to provide access into the welfare cabin.

25/0241/DEM - Demolition of Buildings Prior Notification - Prior Approval not required (01/04/25)

Nearby planning history (Welsh Blood Service site to north-west):

- 22/0403/FUL - Construction 28 space car park and extension of existing car park.
- 21/1664/OUT - Outline permission for proposed energy centre and associated plant. (Amended Plans received 27/01/22) (Updated Coal Mining Risk Assessment Received 04/03/22)

6. RCTCBC Pre-application Consultation

A comprehensive submission was made to Rhondda Cynon Taff County Borough Council for pre-application advice. The submission included: draft site layout plans; floor plans; elevations; and landscape strategy; plus reports including: Design Statement; Planning Statement; Transportation Strategy scope; Drainage Strategy; Ecology Survey; and Arboriculture survey (September 2024).

The submission was made under the Council's 'enhanced' scheme, which included an accompanied site visit. This took place (24/10/24) and was attended by RCTCBC Planning and Ecology officers, CTMUHB, plus members of the design/consultancy team including the consultant ecologist.

A comprehensive response was received from RCTCBC, which included clarification on the Council's anticipated approach to ecology and green infrastructure. A full copy of the pre-application consultation response is included with the Pre-Application Consultation Statement which accompanies this application, however, a summary of the key points raised is set out below.

The principle of development was considered acceptable and complying with the employment requirement of the site allocation.

The proposed floorspace would fall under the requirements to be considered for environmental impact assessment. It was not considered that EIA would be a requirement, but the screening process would need to be followed in due course.

The proposed scheme layout, massing, scale, and design was considered to be acceptable in principle.

Heritage impact was considered acceptable although the application should be accompanied by a Cultural Heritage Statement.

The proposed scope of the Transportation Assessment was considered to be acceptable.

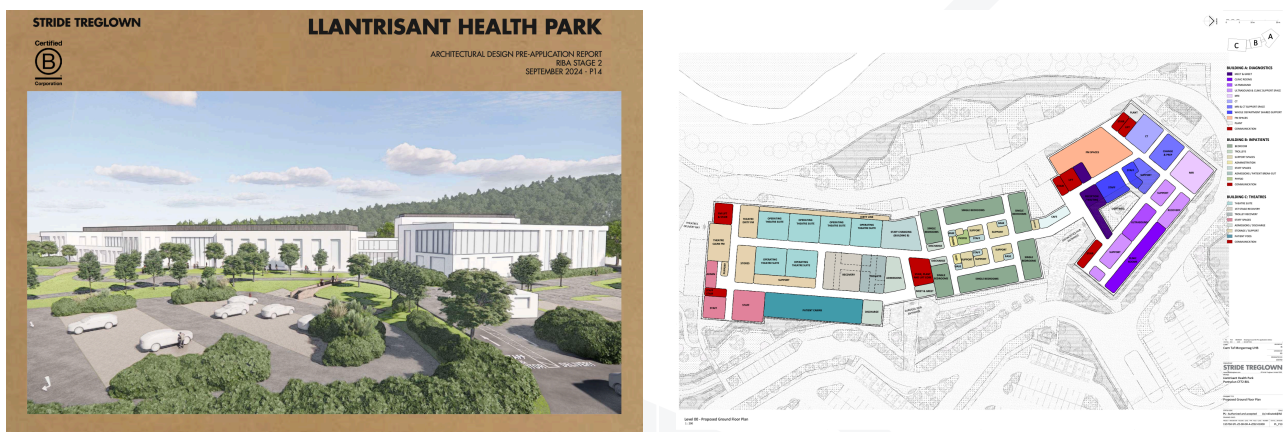
Detailed positive advice was provided on ecology and green infrastructure. This included: the retention and enhancement of the retained grassland; removal of non-native vegetation; nesting bird mitigation; and a long-term management strategy.

Confirmation of the requirement for a SAB consent prior to commencing development and agreement of drainage strategy in principle.

Public Health raised the request for noise and air impacts to be assessed, plus ground conditions.

Those recommendations have been appropriately considered and taken forward as appropriate (for example the retention of the northern habitat area).

Figure 14: Design document extracts



7. Planning Assessment

7.1. Introduction

The section discusses the planning issues of the proposed development in the context of the site, the scheme, its impact, and the planning policy context. Planning applications must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. This requirement is set out in the Planning and Compulsory Purchase Act 2004 (Sec. 38(6)).

The key issues include: the principle of development; placemaking and wellbeing; design; ecology; green infrastructure; ground conditions; landscape and visual impact; drainage and flood risk; transport and access; lighting and transport and access.

7.2. Assessment

Principle of Development

The site is located in the South-East region of Wales, in an ideal location for future growth, closely located to the existing Royal Glamorgan Hospital. It is strategically connected to the highway system, and will operate in conjunction with the existing hospital.

The site is within the defined settlement boundary, will not conflict with surrounding uses, is highly accessible, and will enhance the function of the existing healthcare uses. The development is therefore considered to meet the requirements of LDP Policy AW 2 'Sustainable Locations'.

There is an emphasis on sustainable growth in the Southern Strategy Area under LDP policy CS 2. The proposed scheme meets the criteria under this policy in that: it is within the settlement boundary; is a re-use of previously developed land; and will increase the range of local health services.

This policy also complies with FWNP Policy 1 'Where Wales will grow' being an investment and employment use within the Cardiff, Newport and Valleys National Growth Area.

Placemaking and Wellbeing

Sustainable placemaking is at the heart of national planning policy as set out in detail in PPW and FWNP. Development should promote people's well-being in the widest sense, adding social, cultural, economic, and environmental value.

The scheme responds to the PPW Key Planning Principles (achieving the right development in the right place) and the National Sustainable Placemaking Outcomes and FWNP Policy 2 – Shaping Urban Growth and Regeneration as set out below and covered in the Design and Access Statement.

Assessment of placemaking outcomes

Placemaking Outcomes	Assessment
Maximising Environmental Protection and Limiting Environmental Impact	<p>The landscape and building design will contribute positively to ecosystems resilience and enhance green infrastructure. This is shown through the Green Infrastructure Statement and the Design and Access Statement.</p> <p>The modern modular design brings significant benefits in terms of minimising construction impacts (programme, noise, air, dust etc.)</p> <p>The environmental risks of the development are addressed through the CEMP for construction, and through the scheme design, operation, and management once constructed.</p>
Facilitating Accessible and Healthy Environments	<p>The development helps to minimise the need to travel by co-location with the existing RGH.</p> <p>The external access arrangement, landscape, and wayfinding strategy is designed to contribute positively to the patient experience, providing a calm, accessible, and safe environment, which promotes mental and physical well-being .</p> <p>Equality of access, regardless of sensory, physical or mental impairment, is a fundamental requirement of the health facility and is demonstrated in all respects.</p>
Making Best Use of Resources	<p>The scheme uses previously developed land, and seeks to restrict the construction area to the existing building footprint.</p> <p>The replacement of the 30 year old buildings with new modular construction will allow the scheme to meet current requirements for the minimisation of energy consumption, and CO2 production.</p>

Growing Our Economy in a Sustainable Manner	<p>The scheme will create significant employment opportunities and re-use previously developed land that has been vacant for many years.</p> <p>It is making best use of existing infrastructure (fully serviced site).</p> <p>It will include sustainable energy generation, and the use of innovative technology is fundamental to the success of a new and innovative health facility.</p>
Creating and sustaining communities	<p>The development will increase local employment opportunities and enhance local health care facilities.</p>

Design

The proposed facilities of Llantrisant Health Park are required to deliver a regional service for South East Wales and is therefore designed efficiently and in accordance with policy to best deliver. TAN 12 has been a key consideration in the design of the scheme, as well as Modern Methods of Construction (MMC) which has formed an integral part of the design concept from a very early stage.

Assessment of TAN12 Design Objectives

Design Objectives	Assessment
Access	<p>The scheme incorporates the accessibility needs of those who will visit the site, with applied wayfinding principles. This is proposed through colour coordinated totem signage to direct users, plus overdoor graphical signage which will be aligned to a specific departmental identity colour, alongside standard NHS signage. Signage will be bilingual with Welsh being displayed first.</p> <p>The operational requirements of the scheme include that it shall provide equality of access regardless of mental, physical or sensory impairment.</p>
Character	<p>The proposed development has been designed to the same scale and massing as the previous buildings. This new buildings and landscape will be a visual improvement to the existing site, bringing vibrancy, and activity. The existing landscape context should be enhanced by the proposed landscape strategy.</p>
Community Safety	<p>The proposal has been designed to ensure public</p>

	<p>safety, incorporating accessible and safe walkways and legible wayfinding design solutions. The site layout, access, and building design will ensure appropriate levels of natural surveillance. The inherent security measures for the site operation should ensure that there is no increased opportunities for crime, anti-social behaviour, and no increase in the fear of crime.</p>
Environmental Sustainability	<p>The scheme aims to comply with the NHS England Net Zero Building Standard where possible. The guidance has been adopted in Wales and has been a key consideration, with the help of a NZC Coordinator for the scheme.</p> <p>The proposed landscape scheme has been designed to enhance the existing biodiversity of the site, providing a welcoming and verdant health park environment. Biodiversity is maximised with tree connectivity and native planting, wildflower mix and grassland areas. The south of the site is designed to incorporate a wellbeing walk with pocket amenity spaces, the walk passes wildflower meadows, groups of trees and a mosaic of biodiverse habitats, linking with the wetland walk beyond.</p>
Movement	<p>The site location is benefits from immediate access to the strategic highway network.</p> <p>Visitors to the facility, receiving treatment, will usually need to be driven to the facility. Patients will travel here from the wider South East Wales region, therefore sufficient parking must be provided, with clear directional signage.</p> <p>The existing health care sites such as the Royal Glamorgan Hospital is within close and easy walking distance. This also provides a bus stop with bus links from Pontyclun Station.</p> <p>The health board also has policies in place to encourage sustainable and active travel methods where possible and the incorporation of appropriate, good quality cycle facilities will aid this further.</p>

Regeneration

The scheme comprises the redevelopment of a redundant/vacant employment site into a needed health provision, which is compatible with other uses in the locality. It will provide employment opportunities, and bring the vacant site in to active and vibrant use. The proposal reinforces the

role of Llantrisant as a Principal Town and will make a positive contribution to townscape quality. The scheme is considered to meet the requirements of Policy 2 and 3 of Futures Wales; and Policy SSA 3 of the LDP.

Ecology

The site is in an area of ecological value for protected and priority species with ecological connectivity of existing woodland habitats on site, which has high suitability for foraging and commuting bats. Minor impacts due to tree loss were identified and the scheme has demonstrated a minimisation of loss and compensation of at least 3:1 for any trees lost (see tree survey and landscape scheme for more details). The scheme design has taken into account the Arboricultural assessment to ensure that loss or harm to existing woodland is avoided and / or minimised in compliance with Policy 9 of Futures Wales; TAN 5 and TAN 10; Policy AW8 and AW10 of the LDP; and the Nature Conservation SPG.

Green Infrastructure

The development site demonstrates a net benefit for biodiversity and ecosystems' resilience, with the incorporation of the PEA recommendations into the scheme design and further examined in the Green Infrastructure Statement. The step-wise approach has been followed to consider trees, landscape, soils, biodiversity, drainage and climate change mitigation and necessary enhancement in compliance with Policy 9 of Futures Wales; TAN 5 and TAN 10; Policy AW8 and AW10 of the LDP; and the Nature Conservation SPG.

Landscape and visual impact

The proposed scheme is designed to a similar massing and scale as the existing buildings on site. The site is screened on all boundaries by the existing mature landscape (trees, hedgerows etc.) which are protected in the scheme. The development with associated landscape works should bring a significant visual and landscape improvement to the area. The site is previously developed land within an urban context and any long distance views of the site should be positively affected by the change. The development will therefore meet the requirements of policy AW6 Design and Placemaking having regard to protecting and enhancing the landscape.

Drainage

The drainage strategy for the development follows the sustainable drainage hierarchy and seeks to minimise surface water flows to existing drainage infrastructure. Surface water flows from the

proposed new development will need to be attenuated via a flow control chamber, given the proposed site usage, storage in the form of a wetland basin is achievable for the site. Therefore, swales and rain garden SuDS are integrated with the landscape design, and plus the wetland area in the southern portion of the site. Run-off rates will be restricted and discharged via gravity to the existing outfall to the River Ely. This allows the site to function largely as it has done historically. The development will also be covered by the required SAB consent to ensure compliance. This will ensure that it meets the drainage related requirements of LDP policy AW6.

Flood Risk

There is a small area of the site that is located within Flood Zone 2, however the development area is located entirely in Flood Zone 1 and so is at 'low' risk of fluvial flooding in accordance with NRW Flood Mapping for Planning. A Flood Consequences Assessment has been produced and concluded that there is no surface water flow routes on site, and that there are no direct impacts of the proposed development on the surrounding land. The scheme therefore complies with the requirements of TAN15.

Lighting

The design proposal for the site includes an ecologically sensitive approach for the lighting strategy. This ensures that the lighting requirements, in terms of security, safety, and operation, are met, whilst ensuring no unacceptable impact on the ecology resource (e.g. bats). The scheme includes appropriate mitigation measures to minimise light spill, and ensure a suitably dark corridor along the woodland and scrub habitat existing within the site boundary.

Transportation and access

The site is located approximately 1km (0.6 miles) to the west of Llantrisant town centre. Direct access to the site is provided from Heol Gwaun Eli in the northern part of the site via the existing access. The site is otherwise surrounded by existing woodland, with the Afon Elái/River Ely to its west, and a tributary watercourse (Nant Muchudd) to its east. Llantrisant and Pontyclun Golf Course is located to the south.

The proposed scheme was assessed to determine potential transport implications. It found that having regard to the previous use, the proposed use, and the predicted traffic movements generated by the development will be less during peak periods than the previous use, and should not cause unacceptable highway impacts.

The provision of car parking has principle regard to requirements of the facility in terms of patient and staff capacity, length of appointments, and the LDP Access, Circulation and Parking requirements. The required capacity is able to be accommodate within the existing car parking areas which served the previous use.

A proposed Travel Plan is also provided which sets out measures to ensure sustainable access is enabled and encouraged.

The proposal therefore complies with Policy 12 of Future Wales; TAN 18; and Policies CS8, SSA20 and SSA21 of the LDP; and the Access, Circulation and Parking SPG.

DRAFT

8. Conclusion

This planning statement is prepared on behalf of Cwm Taf Morgannwg University Health Board (CTMUHB) and accompanies the full application for the proposed development of the new Llantrisant Health Park regional diagnostic and treatment hub facility, near to the Royal Glamorgan Hospital, Talbot Green, Llantrisant.

The site is within the defined settlement boundary, will not conflict with surrounding uses, is highly accessible, and will provide an important facility to improve healthcare outcomes in South East Wales.

The scheme has been designed following a comprehensive site baseline analysis, through a detailed health service requirements and function analysis, and pre-application discussions with RCTCBC. The emerging design has been assessed continually during the design process to ensure that it met or exceeded requirements and took all relevant planning issues and opportunities into account.

The project will significantly improve the provision of healthcare services, has been shown to meet the extensive planning requirements and guidance, with particular focus on placemaking principles, green infrastructure and the sustainable use of land.