

Rhondda Cynon Taf Local Development Plan (2006-2021)

# Targets & Indicators Background Paper

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## **1.0 INTRODUCTION: Plan, Monitor, Manage**

### **Purpose**

The purpose of this background paper is to

- a. explain how the LDP has been prepared to provide both certainty and flexibility in its application
- b. explain the framework that will be used to monitor the implementation of the LDP and if necessary, trigger a review of parts of (or all) of the Plan.

### **Background**

Chapter 3 of the Local Development Plan sets out the LDP's Vision and Objectives. The Vision is derived from the Rhondda Cynon Taf Community Plan (2004-2014) 'A Better Life'. To ensure the delivery of this Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis of its policy development.

The Council is confident that the policy framework and allocations set out in the LDP will, over the plan period, ensure that the LDP objectives are met.

As set out in paragraphs 4.22 to 4.25 of the LDP, it is accepted that over the plan period, circumstances will arise that it was not possible to foresee during the development of the LDP. Major shifts in national planning policy, the loss of a major employer, the presence of significant unknown constraints on allocated sites or the sudden demand for additional employment sites due to a change in market conditions are examples of instances where the Council would

wish to ensure the land use planning framework can respond and continue to deliver the LDP objectives. The LDP is intended to be able to respond to changing circumstances through the policies and allocations in the Plan itself and through a process of review.

Section 2 sets out how the LDP is intended to be flexible in its application and Section 3 sets out how the Council will revise and adjust the LDP to respond to unforeseen challenges and opportunities and significant changes in local circumstances.

## 2.0 PLAN: Flexibility within the LDP

In order for the LDP to be effective in the delivery of its objectives, it must establish a clear set of planning policies and land-use allocations. The LDP, which has been developed in partnership with stakeholders, sets out a clear and transparent planning framework based on the identification of sites for new development; the identification of sites to be protected from development; and policies that will shape proposals to deliver the forms of development the Council wishes to see.

Whilst certainty is an essential component of the development plan process, it is also recognised that a degree of flexibility is required to ensure that the LDP is able to respond to changing circumstances in a manner that does not undermine the overall strategy.

For example, whilst the LDP may not be so flexible so as to allow a major housing site to instead be developed for a retail use, the Plan may support a lesser or greater number of dwellings and/or an element of retail or other uses, provided the wider objectives of the Plan were still met.

The following sets out how the LDP is intended to be flexible in key topic areas.

### LDP Strategy

The LDP Strategy is a hybrid strategy and sets out the framework against which proposals will be considered. In the Northern Strategy area the strategy seeks to build sustainable

communities and halt the process of depopulation and decline. In the Southern Strategy area the strategy seeks to achieve sustainable growth that benefits RCT as a whole.

In both strategy areas the role of settlements is central to the strategy and it is intended that new development opportunities will be focussed on principal towns and key settlements.

Policy AW2 establishes that where proposals come forward over the plan period on non-allocated sites, provided they assist in the delivery of the objectives in the Northern and/or Southern Strategy areas, support the role of settlements and accord with other requirements in the LDP, they will be in principle acceptable. Conversely, proposals that would undermine the LDP Strategy or allocations within the plan essential to the delivery of the Strategy will be refused.

Proposals of major and/or national significance, even where they are considered to support the LDP Strategy, may require a formal review of the LDP prior to any granting of consent.

### Development Control Framework

The policies set out in Chapter 5 – Area Wide Policies will provide the day-to-day DC framework.

One of the key changes to the LDP process relates to the development of DC policies. They are now required to be less prescriptive and less broad in the range of topics they cover. Rather than be overly prescriptive and develop a policy framework that specifically addresses every issue that is likely

to arise over the plan period, the LDP sets out principles for all types of new development.

It is intended that this approach will permit the development of different approaches to addressing site development issues over the plan period. It will support a site-by-site development approach and allow for new technologies and design approaches to be incorporated into schemes as they evolve over the plan period. The more flexible approach to the DC related policies should not be taken to mean that there is scope to reduce standards for development. Indeed the converse is true and the Council will use the LDP to seek to secure high quality development in all instances.

#### **Housing (including affordable housing)**

- The LDP allocates sufficient land to both meet the identified need and provides a degree of flexibility in the choice of housing sites.
- The LDP allocates a broad range of housing sites to support as fully as possible new house building and to meet the different needs of the market. Sites range in size from 15 to 1700 dwellings and are spread across the plan area.
- The numbers of dwellings to be provided at each allocated site (both strategic and local) are intended to be minimum figure. The LDP would permit increased numbers where it is demonstrated that the proposal would accord with other requirements in the plan.
- The numbers of dwellings to be provided at each allocated site (both strategic and local) are intended to be minimum figure. The LDP would permit a reduced

figure where it is clearly demonstrated why the minimum specified figure could not be met (eg unforeseen constraint only evident following detailed investigations) and where it is demonstrated that the proposal would accord with other requirements in the plan.

- The density figures for development are set out in the LDP for the Northern and Southern Area respectively are minimum figures. Proposals in excess of the minimum will be acceptable where it is demonstrated that the proposal would accord with other requirements in the plan.
- Development under the proposed density requirements are unlikely to be acceptable and could only be justified where it is clearly demonstrated why the prescribed density levels cannot be achieved and that the LDP Strategy would not be undermined.
- In the Northern and Southern Strategy areas, housing development is permitted in principle within defined settlement boundaries.
- To further support flexibility in the Northern Strategy Area, new development is permitted in principle outside defined settlement boundaries.
- The release of sites in other uses for residential development will be permitted in principle.
- The affordable housing targets specified in the Northern and Southern Strategy area policies are the minimum expectation. The Council will seek to secure higher contributions where it is considered viable and justified by evidenced based need.

- Planning obligations will be secured in principle on all relevant proposals. Where it is demonstrated that certain requirements may make a development unviable, the Council may wish to seek a reduced level of contribution if it is considered the overall benefits of the development outweigh those offered by the improved development in its own right.

### **Employment**

- The LDP allocates sufficient land to both meet the identified need and provides a degree of flexibility in the choice of employment sites.
- The LDP allocates a broad range of employment sites to support as fully as possible the different needs of the market. Sites range in size from 1.47 hectares to 36 hectares, cover the range of B-Class uses and are spread across the plan area.
- The LDP supports new employment development in principal towns and key settlements
- The LDP set out a framework for ensuring the best employment land is protected.
- The LDP sets out a framework for ensuring redundant employment land is released thereby supporting the aim of protecting the best employment land.
- In the Northern Strategy area the LDP seeks to provide additional protection to small industrial and business sites.
- In the Northern Strategy area the LDP seeks to support in principle the employment-led mixed-use

development of sites, thereby providing greater flexibility in the delivery of sites.

- The LDP supports employment development in the principal town centres.
- The LDP supports in principle B1 uses in residential areas

### **3.0 MONITOR & MANAGE: Flexibility through Review**

The Council will measure its LDP performance by assessing how effective its policies and proposals are in delivering the LDP's strategic objectives. A set of key indicators and targets have been developed for the objectives and core policies, to allow their direct and indirect effects to be monitored. The policies and proposals will also be monitored in terms of their performance against key objectives and targets included in the Sustainability Appraisal, to assess their contribution towards promoting sustainable development.

The main mechanism for reporting on LDP performance will be the Annual Monitoring Report (AMR). The Council will be required to produce an AMR every year, providing an assessment of the implementation of the Local Development Plan and the extent to which policies and proposals in the plan are being successfully implemented.

The AMR will also identify actions that need to be taken to rectify any issues raised through the monitoring process. This could include actions needed, either by the Local Authority or its partners, to improve delivery. Alternatively, it might identify a need for a partial or full review of one of the LDP.

In terms of reviewing the LDP, a full review will take place every 4 years, unless the results of any of the above suggest that an earlier review is necessary. Specific reviews of key aspects of the evidence base will also be undertaken every 4 years unless monitoring indicates a more urgent need.

### **The Monitoring Framework**

A monitoring framework should identify the key challenges, opportunities and possible ways forward for revising and adjusting LDP policies where applicable. Monitoring is an increasingly important aspect of evidence-based policy and as a key part of the development planning system, it should allow for flexibility to update components of the LDP and respond quickly to changing circumstances in the County Borough.

In order to assess the effectiveness of the Core Strategy and policies in the Rhondda Cynon Taf LDP, a comprehensive and continuous approach to monitoring change in the County Borough is required. Monitoring will allow the Council and other interested parties to assess how effective the LDP Core Strategy and its policies are in promoting or restricting various types of land-use and delivering development across the County Borough.

### **Key National Guidance**

LDP Regulation 37 prescribes two indicators that must be included in the Annual Monitoring Report (AMR). These are:

- Housing land supply, taken from the current Housing Land Availability Study, and
- The number of net additional affordable and general market dwellings built in the LPA's area.

In Chapter 7 of the Rhondda Cynon Taf LDP, Policy CS 4 – Housing Requirements, contains the first prescribed indicator that will monitor the supply of housing land during the plan period. Both Policies CS 4 and CS 5 – Affordable Housing,

contain indicators that will monitor the annual rate of housing development in the Northern and Southern Strategy Areas and the number of affordable units provided annually in Rhondda Cynon Taf. These indicators will detail the number of net additional affordable and general market dwellings at the beginning and end of the AMR period.

The Local Development Plan Manual indicates that authorities should focus on output indicators, which are used to assess the performance of the LDP. Output indicators are intended to measure quantifiable physical activities that are directly related to the implementation of planning policies.

Almost all Core Strategy Policies in the Rhondda Cynon Taf LDP have a series of indicators designed to measure quantifiable physical activities over the plan period. These include monitoring the annual development of new retail floorspace and the number of new road schemes/improvements made to the highway network.

The Assembly Government considers that a number of core output indicators are essential for assessing implementation of national policy. Information collected on some indicators, such as renewable energy, is usefully aggregated to get a national total.

In addition to the two prescribed indicators previously mentioned, the Assembly has detailed a further ten indicators covering a range of subject areas, that will usefully inform national policy. In this instance, Rhondda Cynon Taf Council

has strived to include each indicator as a trigger for review in the relevant Core Strategy Policy.

In addition to indicators set by national guidelines, Rhondda Cynon Taf Council has identified and included a number of significant local indicators designed to monitor policy at a regional level. All indicators outlined in Chapter 7 monitor policy objectives across the County Borough.

The Assembly Government has deemed it useful for an authority to include some contextual indicators in their monitoring framework. Contextual indicators describe the background against which LDP policy operates. Key areas include demographic structure; migration; social and cultural issues; economy; environment; built environment; housing; and transport and connectivity.

Where applicable, Rhondda Cynon Taf Council has included contextual indicators to monitor Core Strategy Policies. An example of this is relevant in Policy CS 8 – Transportation, where a contextual indicator has been used to monitor the demographic and migrational trends of the local population, by scrutinising the percentage of people living as well as working in Rhondda Cynon Taf.

#### 4.0 LDP: Targets and Indicators

A move towards sustainable development across Rhondda Cynon Taf can be achieved through the successful monitoring of nationally and locally defined Core Policy indicators in the LDP. Each indicator is associated with a corresponding target, both of which evolved through the plan-making process.

The targets and indicators identified in the LDP are set out below:

<b>Monitoring of Objectives and Strategic Policies: Targets and Indicators</b>			
<b>Objective</b>	<b>Core Policies</b>	<b>Target</b>	<b>Indicators</b>
<b>1, 2, 4, 5, 6 &amp; 8</b>	<b>CS1 &amp; CS2</b>	<ul style="list-style-type: none"> <li>• Broaden economic base in the northern strategy area over the plan period.</li> <li>• Broaden economic base in the southern strategy area over the plan period.</li> <li>• Reduce Deprivation levels in the northern strategy area over the plan period.</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of population economically active by sector</li> <li>• Proportion of population who live in wards that rank amongst 100 most deprived in Wales</li> </ul>
<b>1, 2, 3, 5, 7 &amp; 10</b>	<b>CS 3</b>	<ul style="list-style-type: none"> <li>• Development of 8 key Strategic Sites for mixed use purposes throughout Rhondda Cynon Taf over the plan period.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Permission granted for strategic sites during the plan period</li> <li>• Rate of residential and commercial development on each site during the plan period.</li> </ul>

<b>1 &amp; 9</b>	<b>CS 4</b>	<ul style="list-style-type: none"> <li>• Maintain 5-year housing land supply throughout Rhondda Cynon Taf during the plan period.</li> <li>• Promote the development of new houses in the Northern Strategy Area.</li> <li>• Manage the development of new houses in the Southern Strategy Area.</li> </ul>	<ul style="list-style-type: none"> <li>• Supply of housing land in Rhondda Cynon Taf during the plan period.</li> <li>• Annual rate of housing development in the Northern Strategy Area.</li> <li>• Annual rate of housing development in the Southern Strategy Area</li> </ul>
<b>1, 6 &amp; 10</b>	<b>CS 5</b>	<ul style="list-style-type: none"> <li>• Provide approximately 3000 new affordable homes in Rhondda Cynon Taf over the plan period.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of affordable units provided in Rhondda Cynon Taf annually.</li> </ul>
<b>3</b>	<b>CS 6</b>	<ul style="list-style-type: none"> <li>• Development 68 of land for the provision of new strategic employment opportunities during the plan period.</li> <li>• Development 50 of land for the provision of new local employment opportunities during the plan period.</li> </ul>	<ul style="list-style-type: none"> <li>• Supply of employment land in Rhondda Cynon Taf during the plan period.</li> <li>• Annual rate of employment development in the Northern Strategy Area.</li> <li>• Annual rate of employment development in the Southern Strategy Area.</li> </ul>
<b>2 &amp; 6</b>	<b>CS 7</b>	<ul style="list-style-type: none"> <li>• Improve viability and vitality of 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf over the plan period.</li> <li>• Development of 33,500-m2 new retail floor space throughout Rhondda Cynon Taf over the plan period.</li> </ul>	<ul style="list-style-type: none"> <li>• Annual vacancy rates in 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf</li> <li>• Number of regeneration schemes implemented.</li> <li>• Annual development of new retail floorspace in Rhondda Cynon Taf.</li> </ul>

<b>6 &amp; 8</b>	<b>CS8</b>	<ul style="list-style-type: none"> <li>• Promote more sustainable forms of transport throughout Rhondda Cynon Taf.</li> <li>• Reduce need to travel through the development of new services in accessible locations throughout the plan period.</li> </ul>	<ul style="list-style-type: none"> <li>• Number of new road schemes / improvements made to the highway network.</li> <li>• Number of new developments with travel plans annually.</li> <li>• Percentage of people living as well as working in Rhondda Cynon Taf..</li> <li>• Proportion of new development within 400m of facilities.</li> </ul>
<b>8 &amp; 9</b>	<b>CS9</b>	<ul style="list-style-type: none"> <li>• Provision of improved Waste Management facilities in Rhondda Cynon Taf throughout the plan period.</li> <li>• Sustainable reduction of tonnage of waste to landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Number of new Waste Management facilities provided in Rhondda Cynon Taf</li> <li>• Annual Recycling/recovery/composting rates</li> </ul>
<b>10</b>	<b>CS10</b>	<ul style="list-style-type: none"> <li>• Maintain 20-year land bank of permitted aggregates reserves.</li> </ul>	<ul style="list-style-type: none"> <li>• Annual assessment of the supply of permitted aggregate reserves in Rhondda Cynon Taf.</li> </ul>

## 5.0 MONITORING: Core Policies

In accordance with Assembly Government guidelines the monitoring framework for each Core Policy will identify key factors and include trigger points as potential ways forward for revising and adjusting LDP policies.

When monitoring Core Policies the Council will:

- Make use of existing information to avoid duplication;
- Recognise limitations in terms of staffing, resources, data availability and timescales;
- Monitor the market cycle;
- Take account of national and regional build rates, and
- Relate circumstances in the County Borough (where applicable) to the wider South Wales region.

The monitoring framework for each Core Policy is outlined below:

**Key:**

Target	Cause for Concern	Progress Unacceptable
On track	Further research / investigation to be undertaken	Review of policy / core strategy

<b>Policy</b>	CS 1 – Development in the North
<b>Target</b>	<ul style="list-style-type: none"> <li>• Broaden economic base in the northern strategy area over the plan period</li> <li>• Reduce deprivation levels in the northern strategy area</li> </ul>
<b>Indicator</b>	<ul style="list-style-type: none"> <li>• Percentage of population economically active by sector</li> <li>• Proportion of people who live in wards that rank amongst 100 most deprived in Wales</li> </ul>
<b>Body Responsible</b>	Private developers, local authority, RSL's
<b>Delivery Mechanism</b>	Planning system, Regeneration Schemes & Town Centre Strategies
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>• Land values</li> <li>• House building and prices</li> <li>• Changes in the economy</li> <li>• Scale of new investment</li> <li>• Migration and commuting patterns</li> <li>• Index of Multiple Deprivation</li> <li>• Jobs created</li> <li>• Take-up of allocated sites</li> </ul>
<b>Delivery / Phasing Issues</b>	Not applicable
<b>Triggers for Review</b>	<ol style="list-style-type: none"> <li>1. For the remainder of the plan period (2010-2021) the Council will aim to provide 228 dwellings per annum in the north of the County Borough.</li> <li>2. The amount of development permitted on allocated employment, housing and retail sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units)</li> <li>3. For the remainder of the plan period the Council will aim to increase the % of population economically</li> </ol>

	<p>active by sector per annum.</p> <p>4. For the remainder of the plan period the Council will aim to decrease the proportion of people in Rhondda Cynon Taf who live in wards that rank amongst 100 most deprived in Wales.</p>
	<p>1. If the build rate is less than 228 dwellings per annum the Council will undertake research including favourable comparison investigations with local authorities adjoining the northern boundary of Rhondda Cynon Taf.</p> <p>2. If the amount of development permitted on allocated employment, housing and retail sites is less than 75% of the total % of development plan allocations the Council will undertake further research to establish why.</p> <p>3. If there is no increase in the % of population economically active by sector the Council will undertake research including favourable comparison investigations with local authorities adjoining the northern boundary of Rhondda Cynon Taf.</p> <p>4. If there is no decrease or a growth in the proportion of the population in Rhondda Cynon Taf who live in wards that rank amongst 100 most deprived in Wales the Council will undertake research including favourable comparison investigations with comparable authorities to Rhondda Cynon Taf.</p>
	<p>1. If the build rate has a less than favourable comparison with local authorities adjoining the northern boundary of Rhondda Cynon Taf, the Council will undertake a policy review.</p> <p>2. If the amount of development permitted on allocated employment, housing and retail sites is less than 50% of the total % of development plan allocations the Council will undertake a policy review.</p> <p>3. If there is a less than favourable comparison in the % of population economically active by sector when compared with local authorities adjoining the northern boundary of Rhondda Cynon Taf, the Council will undertake a policy review.</p> <p>4. If there is a less than favourable comparison in the proportion of the population in Rhondda Cynon Taf who live in wards that rank amongst 100 most deprived in Wales when compared to local authorities comparable to Rhondda Cynon Taf, the Council will undertake a policy review.</p>

<b>Policy</b>	CS 2 – Development in the South
<b>Target</b>	<ul style="list-style-type: none"> <li>• Broaden economic base in the southern strategy area over the plan period</li> </ul>
<b>Indicator</b>	<ul style="list-style-type: none"> <li>• Percentage of population economically active by sector</li> <li>• Proportion of people who live in wards that rank amongst 100 most deprived in Wales</li> </ul>
<b>Body Responsible</b>	Private developers, local authority, RSL's
<b>Delivery Mechanism</b>	Planning system, Regeneration Schemes & Town Centre Strategies
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>• Land values</li> <li>• House prices</li> <li>• Changes in the economy</li> <li>• Scale of inward investment</li> <li>• Migration and commuting patterns</li> </ul>
<b>Delivery / Phasing Issues</b>	Not applicable
<b>Trigger for Review</b>	<ol style="list-style-type: none"> <li>1. For the remainder of the plan period (2010-2021) the Council will aim to provide 393 dwellings per annum in the south of the County Borough.</li> <li>2. The amount of development permitted on allocated employment, housing and retail sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units).</li> <li>3. For the remainder of the plan period the Council will aim to increase the % of population economically active by sector per annum.</li> <li>4. For the remainder of the plan period the Council will aim to decrease the proportion of people in Rhondda Cynon Taf who live in wards that rank amongst 100 most deprived in Wales.</li> </ol>

	<ol style="list-style-type: none"> <li>1. If the build rate is less than 393 dwellings per annum the Council will undertake research including favourable comparison investigations with local authorities adjoining the southern boundary of Rhondda Cynon Taf.</li> <li>2. If the amount of development permitted on allocated employment, housing and retail sites is less than 75% of the total % of development plan allocations the Council will undertake further research to establish why.</li> <li>3. If there is no increase in the % of population economically active by sector the Council will undertake research including favourable comparison investigations with local authorities adjoining the southern boundary of Rhondda Cynon Taf.</li> <li>4. If there is no decrease or a growth in the proportion of the population in Rhondda Cynon Taf who live in wards that rank amongst 100 most deprived in Wales the Council will undertake research including favourable comparison investigations with local authorities comparable to Rhondda Cynon Taf.</li> </ol>
	<ol style="list-style-type: none"> <li>1. If the build rate has a less than favourable comparison with local authorities adjoining the southern boundary of Rhondda Cynon Taf, the Council will undertake a policy review.</li> <li>2. If the amount of development permitted on allocated employment, housing and retail sites is less than 50% of the total % of development plan allocations the Council will undertake a policy review.</li> <li>3. If there is a less than favourable comparison in the % of population economically active by sector when compared with local authorities adjoining the southern boundary of Rhondda Cynon Taf, the Council will undertake a policy review.</li> <li>4. If there is a less than favourable comparison in the proportion of the population in Rhondda Cynon Taf who live in wards that rank amongst 100 most deprived in Wales when compared to local authorities comparable to Rhondda Cynon Taf, the Council will undertake a policy review.</li> </ol>
<b>Policy</b>	CS 3 – Strategic Sites
<b>Target</b>	<ul style="list-style-type: none"> <li>• Development of 8 Key Strategic Sites for mixed use purposes throughout Rhondda Cynon Taf over the plan period</li> </ul>

<b>Indicator</b>	<ul style="list-style-type: none"> <li>• Planning permission granted for strategic sites during the plan period</li> <li>• Rate of residential, commercial and employment development on each site during the plan period</li> </ul>
<b>Body Responsible</b>	Private developers and local authority
<b>Delivery Mechanism</b>	Planning system
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>• Phasing</li> <li>• Land values</li> <li>• House prices</li> <li>• Changes in the economy</li> <li>• Scale of inward investment</li> <li>• Discharge of conditions</li> <li>• Planning permission</li> </ul>
<b>Delivery/Phasing Issues</b>	<p><b>NSA 4 - Former Maerdy Colliery Site, Rhondda Fach</b> Timing of land reclamation scheme</p> <p><b>NSA 5 - Former Fernhill Colliery Site, Blaenrhondda</b> Timing of land reclamation scheme</p> <p><b>NSA 6 - Former Phurnacite Plant, Abercwmboi</b> Timing of land reclamation scheme and resolution to flood risk issues</p> <p><b>NSA 7 - Land at Robertstown / Abernant, Aberdare</b> Dependent upon highway infrastructure improvements</p> <p><b>NSA 8 - Land South of Hirwaun</b> Dualling of the A465 trunk road</p> <p><b>SSA 7 – Former Cwm Colliery and Coking Works, Pontypridd</b> Subject to large-scale land reclamation scheme</p> <p><b>SSA 8 – Mwyndy / Talbot Green Area</b> Land allocation completions</p> <p><b>SSA 9 – Former OCC Site Llanilid, Llanharan</b></p>

	Land allocation completions
<b>Trigger for Review</b>	<ol style="list-style-type: none"> <li>1. For the remainder of the plan period (2010-2021) the Council will aim for planning permission on each strategic site 2 years in advance of the prescribed development period.</li> <li>2. The Council will aim for the commencement of development on each strategic site within 18 months of full planning permission.</li> </ol>
	<ol style="list-style-type: none"> <li>1. If there is no planning permission on each strategic site 2 years in advance of the prescribed development period the Council will undertake research including favourable comparable investigations with adjoining local authorities.</li> <li>2. If there is no commencement on each strategic site within 3-years of full planning permission the Council will undertake research including favourable comparable investigations with adjoining local authorities.</li> </ol>
	<ol style="list-style-type: none"> <li>1. If there is no planning permission by the beginning of the prescribed period and a less than favourable development rate when compared to adjoining local authorities the Council will undertake a policy review.</li> <li>2. If there is no commencement on each strategic site with full planning permission beyond the 3-year period and there is a less than favourable development rate when compared to adjoining local authorities the Council will undertake a policy review.</li> </ol>
<b>Policy</b>	CS 4 – Housing Requirements
<b>Target</b>	<ul style="list-style-type: none"> <li>• Maintain 5 year housing land supply throughout Rhondda Cynon Taf during the plan period</li> <li>• Promote the development of new houses in the Northern Strategy Area</li> <li>• Promote the development of new houses in the Southern Strategy Area</li> </ul>
<b>Indicator</b>	<ul style="list-style-type: none"> <li>• Supply of housing land in Rhondda Cynon Taf during the plan period</li> <li>• Annual rate of housing development in the Northern Strategy Area</li> </ul>

	<ul style="list-style-type: none"> <li>Annual rate of housing development in the Southern Strategy Area</li> </ul>
<b>Body Responsible</b>	RSL's, private developers and local authority
<b>Delivery Mechanism</b>	Planning system and JHLA
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>House prices</li> <li>Land values</li> <li>Changes in the economy</li> <li>Reuse / rehabilitation of older housing stock</li> <li>Affordable housing provision</li> <li>Development of unallocated land within the defined settlement limits</li> <li>Development of sites with planning permission granted since 1<sup>st</sup> June 2006</li> </ul>
<b>Delivery / Phasing Issues</b>	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
<b>Trigger for Review</b>	1. For the remainder of the plan period (2010-2021) the Council will to provide 990 dwellings per annum.
	1. If the Council provides less than 990 dwellings per annum the Council will undertake research including favourable comparison investigations with local authorities adjoining Rhondda Cynon Taf.
	1. If the annual rate of residential development has a less than favourable comparison with local authorities adjoining Rhondda Cynon Taf, the Council will undertake a policy review.
<b>Policy</b>	CS 5 – Affordable Housing
<b>Target</b>	<ul style="list-style-type: none"> <li>Provide approximately 1440 new affordable homes in Rhondda Cynon Taf over the plan period</li> </ul>

<b>Indicator</b>	<ul style="list-style-type: none"> <li>Number of affordable units provided in Rhondda Cynon Taf annually</li> </ul>
<b>Body Responsible</b>	RSL's, private developers and local authority
<b>Delivery Mechanism</b>	Planning system
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>House prices</li> <li>Land values and monitoring</li> <li>Changes in the economy</li> <li>Reuse / rehabilitation of older housing</li> <li>Development of sites solely for affordable housing in the countryside</li> <li>Availability of social housing grants</li> </ul>
<b>Delivery / Phasing Issues</b>	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
<b>Trigger for Review</b>	<ol style="list-style-type: none"> <li>For the remainder of the plan period (2010-2021) the Council will to provide 96 affordable units per annum.</li> <li>For the remainder of the plan period the Council will monitor land values. No action will be required if land values are maintained at September 2009 levels.</li> </ol>
	<ol style="list-style-type: none"> <li>If the Council provides less than 96 affordable dwellings per annum the Council will undertake research including favourable comparison investigations with local authorities adjoining Rhondda Cynon Taf.</li> <li>If land values increase to mid-point September 2009-2007 the Council will undertake research including favourable comparison investigations with local authorities adjoining Rhondda Cynon Taf.</li> </ol>
	<ol style="list-style-type: none"> <li>If the annual rate of affordable housing development has a less than favourable comparison with local authorities adjoining Rhondda Cynon Taf, the Council will undertake a policy review.</li> <li>If land values increase further to September 2007 levels and there is a less than favourable comparison with local authorities adjoining Rhondda Cynon Taf, the Council will undertake a policy</li> </ol>

	review.
<b>Policy</b>	CS 6 – Employment Requirements
<b>Target</b>	<ul style="list-style-type: none"> <li>• Development of 68 hectares of land for the provision of strategic employment opportunities during the plan period</li> <li>• Development of 50 hectares of land for the provision of new local employment opportunities during the plan period</li> </ul>
<b>Indicator</b>	<ul style="list-style-type: none"> <li>• Supply of employment land in Rhondda Cynon Taf during the plan period</li> <li>• Annual rate of employment development in the Northern Strategy Area</li> <li>• Annual rate of employment development in the Southern Strategy Area</li> </ul>
<b>Body Responsible</b>	Private developers and local authority
<b>Delivery Mechanism</b>	Planning system and Employment Land Review
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>• Scale of inward investment</li> <li>• Land values</li> <li>• Changes in the economy</li> <li>• Supply of employment sites</li> </ul>
<b>Delivery / Phasing Issues</b>	<p><b>Strategic Site 5: South of Hirwaun</b></p> <ul style="list-style-type: none"> <li>• Coal mining activity and reserves</li> <li>• High-pressure gas main and safety zone</li> <li>• Ecological mitigation</li> </ul> <p><b>Strategic Site 7: Land at Mwyndy / Talbot Green</b></p> <ul style="list-style-type: none"> <li>• No more than 25% of dwellings and 25% of gross employment buildings floor space shall be completed</li> </ul>

	before the proposed A4119 grade-separated junction is open.
<b>Trigger for Review</b>	<ol style="list-style-type: none"> <li>1. For the remainder of the plan period (2010-2021) the Council will aim to develop 1.26 (hectares) of non-strategic employment land allocations in the Northern Strategy Area per annum.</li> <li>2. For the remainder of the plan period (2010-2021) the Council will aim to develop 1.37(hectares) of non-strategic employment land allocations in the Southern Strategy Area per annum.</li> </ol>
	<ol style="list-style-type: none"> <li>1. If the Council develops less than 1.26 (hectares) of employment allocation in the Northern Strategy area per annum, the Council will undertake research including favourable comparison investigations with local authorities adjoining Rhondda Cynon Taf.</li> <li>2. If the Council develops less than 1.37 (hectares) of employment allocation in the Southern Strategy area per annum, the Council will undertake research including favourable comparison investigations with local authorities adjoining Rhondda Cynon Taf.</li> </ol>
	<ol style="list-style-type: none"> <li>1. If the annual rate of employment development in the Northern Strategy area has a less than favourable comparison with local authorities adjoining Rhondda Cynon Taf, the Council will undertake a policy review.</li> <li>2. If the annual rate of employment development in the Southern Strategy area has a less than favourable comparison with local authorities adjoining Rhondda Cynon Taf, the Council will undertake a policy review.</li> </ol>
<b>Policy</b>	CS 7 – Retail Development
<b>Target</b>	<ul style="list-style-type: none"> <li>• Improve viability and vitality of 8 key settlements and 3 principle towns in Rhondda Cynon Taf over the plan period.</li> <li>• Development of 35,700-m2 new retail floor space throughout Rhondda Cynon Taf over the plan period.</li> </ul>
<b>Indicator</b>	<ul style="list-style-type: none"> <li>• Annual vacancy rates in 8 key settlements and 3 principal towns in Rhondda Cynon Taf</li> <li>• Number of Regeneration Schemes implemented</li> <li>• Annual development of new retail floor space in Rhondda Cynon Taf</li> </ul>

<b>Body Responsible</b>	Private developers and local authority
<b>Delivery Mechanism</b>	Planning system, Regeneration Schemes & Town Centre Strategies
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>• Changes in the economy</li> <li>• Land values</li> <li>• Scale of inward investment</li> </ul>
<b>Delivery / Phasing Issues</b>	<p><b>Strategic Site 7: Land at Mwyndy / Talbot Green</b></p> <ul style="list-style-type: none"> <li>• Proposals for the Cowbridge Road area shall not be completed until proposals for the Clun Corridor are completed.</li> </ul> <p><b>Strategic Site 5: South of Hirwaun</b></p> <ul style="list-style-type: none"> <li>• New Hirwaun Centre cannot occur without implementation of the dualling of the A465 trunk road and conversion of the existing southern bypass to a local road.</li> </ul>
<b>Trigger for Review</b>	1. For the remainder of the plan period (2010-2021) the Council will annually monitor vacancy rates and the amount of retail development permitted on allocated sites in the development plan as a % of development plan allocations.
	1. If vacancy rates increase and the development of new retail floor space is less than 75% of the total % of development plan retail allocations the Council will undertake research including favourable comparison investigations with local authorities adjoining Rhondda Cynon Taf.
	1. If the amount of development permitted on retail sites is less than 50% of the total % of development plan allocations and a less than favourable comparison with local authorities adjoining Rhondda Cynon Taf, the Council will undertake a policy review.
<b>Policy</b>	Policy CS 8 – Transportation
<b>Target</b>	<ul style="list-style-type: none"> <li>• Promote more sustainable forms of transport throughout Rhondda Cynon Taf</li> </ul>

	<ul style="list-style-type: none"> <li>• Reduce need to travel through the development of new services in accessible locations throughout the plan period</li> </ul>
<b>Indicator</b>	<ul style="list-style-type: none"> <li>• Number of new road schemes / improvements made to the highway network</li> <li>• Percentage of people living as well as working in Rhondda Cynon Taf</li> <li>• Proportion of new development within 400m of facilities</li> <li>• Reduce out commuting by car and increase public transport use</li> </ul>
<b>Body Responsible</b>	Private developers and local authority
<b>Delivery Mechanism</b>	Planning system, SE Wales Transport Alliance Regional Transport Plan
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>• Land values</li> <li>• Scale of inward investment</li> <li>• Changes in the economy</li> <li>• Location of development</li> <li>• Public transport usage</li> <li>• Planning permissions</li> </ul>
<b>Delivery/Phasing Issues</b>	Not applicable
<b>Trigger for Review</b>	1. For the remainder of the plan period (2010-2021) the Council will aim to commence development and implement the 3 strategic highway networks and corridor areas identified in the Plan in accordance with the SEWTA phasing timeline.
	2. If there is a 2-year slippage on the development and implementation of the 3 strategic highway networks and corridor areas identified in the Plan, the Council will undertake research including favourable comparison investigations with local authorities adjoining Rhondda Cynon Taf.
	2. If there is a 5-year slippage on the development and implementation of the 3 strategic highway

	networks and corridor areas identified in the Plan and a less than favourable comparison with local authorities adjoining Rhondda Cynon Taf, the Council will undertake a policy review.
<b>Policy</b>	CS 9 – Waste Management
<b>Target</b>	<ul style="list-style-type: none"> <li>• Provision of improved Waste Management facilities in Rhondda Cynon Taf throughout the plan period.</li> <li>• Sustainable reduction of tonnage of waste to landfill.</li> </ul>
<b>Indicator</b>	<ul style="list-style-type: none"> <li>• Number of new waste management facilities provided in Rhondda Cynon Taf</li> <li>• Annual recycling / recovery / composting rates</li> </ul>
<b>Body Responsible</b>	Private developers and local authority
<b>Delivery Mechanism</b>	Planning system, SE Wales Regional Waste Group and Council's Waste Strategy
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>• Land values</li> <li>• Site availability and constraints</li> <li>• Land instability and mining legacy</li> </ul>
<b>Delivery/Phasing Issues</b>	<ul style="list-style-type: none"> <li>• The in-building facility proposed for Hirwaun Industrial Estate (CS 9.2) will be informed by ecological considerations and proximity to the National Park.</li> </ul>
<b>Trigger for Review</b>	1. For the remainder of the plan period (2010-2021) the Council will monitor the amount of waste management capacity permitted expressed as a % of the total capacity required, as identified in the RWP.
	1. If the amount of waste management capacity permitted is less than 75% of the total capacity required the Council will undertake research including favourable comparison investigations with local authorities adjoining Rhondda Cynon Taf.

	1. If the amount of waste management capacity permitted is less than 50% of the total capacity required and a less than favourable comparison with local authorities adjoining Rhondda Cynon Taf, the Council will undertake a policy review.
<b>Policy</b>	CS 10 – Minerals
<b>Target</b>	<ul style="list-style-type: none"> <li>• Maintain 10-year land bank of permitted aggregates reserves</li> </ul>
<b>Indicator</b>	<ul style="list-style-type: none"> <li>• Annual assessment of the supply of permitted aggregate reserves in Rhondda Cynon Taf</li> </ul>
<b>Body Responsible</b>	Private developers and local authority
<b>Delivery Mechanism</b>	Planning system, Regional Aggregates Working Party, aggregates industry
<b>Key Factors</b>	<ul style="list-style-type: none"> <li>• Land values</li> <li>• Scale of inward investment</li> <li>• Changes in the economy</li> </ul>
<b>Delivery/Phasing Issues</b>	<ul style="list-style-type: none"> <li>• Environmental considerations</li> </ul>
<b>Trigger for Review</b>	1. For the remainder of the plan period (2010-2021) the Council will monitor the amount of permitted aggregate reserves as a % supply identified in the RTS.
	1. If the amount of permitted aggregate reserves is less than 75% of the total capacity required the Council would undertake research including favourable comparison investigations with local authorities adjoining Rhondda Cynon Taf.
	1. If the amount of permitted aggregate reserves is less than 50% of the total capacity required and a less than favourable comparison with local authorities adjoining Rhondda Cynon Taf, the Council will undertake a policy review.

