



COFNOD O BENDERFYNIAD WEDI'I DDIRPRWYO GAN SWYDDOG
RECORD OF DELEGATED OFFICER DECISION

Penderfyniad Allweddol | Key Decision ✓

PWNC | SUBJECT: Rhondda Cynon Taf Local Development Plan Annual Monitoring Reports 2020 and 2021

DIBEN YR ADRODDIAD | PURPOSE OF THE REPORT:

In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director of Prosperity and Development, as described below.

The purpose of the report is to outline the contents of the Local Development Plan Annual Monitoring Reports for both 2020 and 2021 (LDP; AMR), prior to their submission to the Welsh Government.

PENDERFYNIAD WEDI'I DDIRPRWYO | DELEGATED DECISION:

It is agreed that:

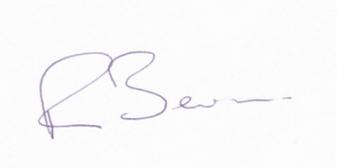
The Local Development Plan Annual Monitoring Reports for 2020 and 2021 are submitted to the Welsh Government by the 31st October 2021.

	Simon Gale	29.10.21
Llofnod y Prif Swyddog Chief Officer Signature	Enw (priflythrennau) Name (Print Name)	Dyddiad Date

Mae'r penderfyniad yn cael ei wneud yn unol ag Adran 15 o Ddeddf Llywodraeth Leol 2000 (Swyddogaethau'r Corff Gweithredol) ac yn y cylch gorchwyl sy wedi'i nodi yn Adran 5 o Ran 3 o Gyfansoddiad y Cyngor.

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution.

YMGYNGHORI | CONSULTATION



28.10.21

LLOFNOD YR AELOD YMGYNGHOROL O'R CABINET
CONSULTEE CABINET MEMBER SIGNATURE

DYDDIAD | DATE

LLOFNOD SWYDDOG YMGYNGHOROL
CONSULTEE OFFICER SIGNATURE

DYDDIAD | DATE

RHEOLAU'R WEITHDREFN GALW-I-MEWN | CALL IN PROCEDURE RULES.

A YW'R PENDERFYNIAD YN UN BRYN A HEB FOD YN DESTUN PROSES GALW-I-MEWN GAN Y PWYLLGOR TROSOLWG A CHRAFFU?:

IS THE DECISION DEEMED URGENT AND NOT SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:

YDY | YES

Rheswm dros fod yn fater brys | Reason for Urgency:

The need to submit the Annual Monitoring reports to Welsh Government by the 31st October 2021.

.....

Os yw'n cael ei ystyried yn fater brys - llofnod y Llywydd, y Dirprwy Lywydd neu Bennaeth y Gwasanaeth Cyflogedig yn cadarnhau cytundeb fod y penderfyniad arfaethedig yn rhesymol yn yr holl amgylchiadau iddo gael ei drin fel mater brys, yn unol â rheol gweithdrefn trosolwg a chraffu 17.2:

If deemed urgent - signature of Presiding Member or Deputy Presiding Member or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:



29.10.21

.....
(Llywydd | Presiding Member) (Dyddiad | Date)

DS - Os yw hwn yn benderfyniad sy'n cael ei ail-ystyried yna does dim modd galw'r penderfyniad i mewn a bydd y penderfyniad yn dod i rym o'r dyddiad mae'r penderfyniad wedi'i lofnodi.

NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.

DYDDIADAU CYHOEDDI A GWEITHREDU | PUBLICATION & IMPLEMENTATION DATES

CYHOEDDI | PUBLICATION

Cyhoeddi ar Wefan y Cyngor | Publication on the Councils Website:- 29.10.21

DYDDIAD | DATE

GWEITHREDU'R PENDERFYNIAD | IMPLEMENTATION OF THE DECISION

Nodwch: Fydd y penderfyniad hwn ddim yn dod i rym nac yn cael ei weithredu'n llawn nes cyn pen 3 diwrnod gwaith ar ôl ei gyhoeddi. Nod hyn yw ei alluogi i gael ei "Alw i Mewn" yn unol â Rheol 17.1, Rheolau Gweithdrefn Trosolwg a Chraffu.

Note: This decision will not come into force and may not be implemented until the expiry of 3 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

Yn amodol ar y drefn "Galw i Mewn", caiff y penderfyniad ei roi ar waith ar / Subject to Call In the implementation date will be

N/A
DYDDIAD / DATE

WEDI'I GYMERADWYO I'W GYHOEDDI: ✓ | APPROVED FOR PUBLICATION :✓

Rhagor o wybodaeth | Further Information:

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Enw'r Person Cyswllt Contact Name:	Simon Gale
Swydd Designation:	Director of Prosperity and Development
Rhif Ffôn Telephone Number:	01443 281114



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

A REPORT TO ACCOMPANY A DECISION OF THE DIRECTOR OF PROSPERITY AND DEVELOPMENT

28th OCTOBER 2021

RHONDDA CYNON TAF LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORTS 2020 AND 2021

**AUTHOR: OWEN JONES, DEVELOPMENT SERVICES MANAGER FOR
PLANNING POLICY**

1.0 PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to outline the contents of the Local Development Plan Annual Monitoring Reports (LDP AMR) for the financial year 2019-2020 being AMR 2020, and for 2020-2021 being AMR 2021; prior to the submission of the documents to Welsh Government.

2.0 RECOMMENDATIONS

It is recommended that:

- 2.1 The LDP AMR's 2020 and 2021 (attached at Appendix 1 and Appendix 2) are agreed and submitted to Welsh Government.

3.0 REASON FOR RECOMMENDATION

- 3.1 It is considered that the content of the Reports are a true and accurate record of the monitoring of the LDP.

4.0 BACKGROUND

- 4.1 The Rhondda Cynon Taf LDP was adopted on 2 March 2011. As part of the statutory development plan process the Council is required to prepare an AMR. The AMR's 2020 and 2021 are the ninth and tenth AMR's to be prepared by the Council. They monitor the effectiveness of the LDP core strategy and policies, the plan's sustainability performance and identifies any significant contextual changes that might influence its delivery

- 4.2 In all other years, an LDP AMR has to be submitted to the Welsh Government (WG) by 31st October each year. However, given the outset of the Coronavirus pandemic in 2020, it was determined by WG that AMR's were not required to be submitted for the monitoring period 2019-2020 in October 2020. An AMR was drafted for that period, which may now be submitted alongside the one for 2020-2021 by 31st October 2021 – as two separate documents.
- 4.3 It should be clearly noted, however, that this delegated report will outline the findings of both AMR's for 2020 and 2021, in a combined format. It is sought that they are both agreed to be sent together.

5.0 KEY FINDINGS OF THE ANNUAL MONITORING REPORTS 2020 AND 2021

- 5.1 The LDP sets out an ambitious program for sustainable economic growth and regeneration in Rhondda Cynon Taf. The approach taken in the Plan looks even more ambitious when set against the backdrop of the global economic recession at the outset of the LDP plan period and adoption in 2011.
- 5.2 As alluded to above, the monitoring period for the AMR 2020 was essentially prior to the Coronavirus pandemic (i.e. up to the end of March 2020) although it was drafted when we were experiencing the worst associated conditions. The monitoring period for the AMR 2021 then covered the timeframe of the worst of the first and second wave of the pandemic, (with a small window of improvement in the middle). Thus, the end of the official LDP plan period has also witnessed very uncertain times. The AMR's raise both interesting findings and some uncertainty. It should also be noted that some information was not able to be gathered until after the monitoring period e.g. housing completions surveys.
- 5.3 Another key event during the monitoring period was the decision by WG to reconsider the status of LDP end dates. Whereby previous legal opinion by WG was that the end date of our LDP was a steadfast 2021, a new statement determined our LDP will now remain in force until a revised/replacement LDP is adopted.
- 5.4 An even greater progression of the LDP during this time is the decision by the Council to begin its Revision. In June 2019, the Council determined to undertake a full Review of their LDP – this as a result of the analysis of the monitoring for the 2019 AMR and the ever-nearing end date of the LDP. A Review Report recommending a need to prepare a full Revision of the LDP, alongside an associated Delivery Agreement, were agreed by Full Council on the 27th November 2019.
- 5.5 The Delivery Agreement to best navigate the following 3.5 year period of preparation of the Revision set out an official start date of June 2020. Welsh Government were in agreement with this, although would not be formally agreeing to start until the May. Clearly, by then, the initial wave of the pandemic was at its worst and WG indicated the sensible approach to postpone that start date. An alternative date was then considered when matters seemed to

improve, and in July 2020, Full Council approved a new start date – which was then formally agreed by Welsh Government to begin in September 2020.

- 5.6 Accordingly, these AMR's for 2020 and 2021 are seen as firstly a continuing monitoring process for the current LDP – but equally importantly as an ongoing analysis and source of most up to date evidence base for the Revised LDP

5.7 **House Building**

- 5.8 During 2019-2020, a total of 452 new dwellings were constructed in Rhondda Cynon Taf including 179 new affordable homes. During 2020 -2021, a further 441 new dwellings were completed (although with a caveat that surveys were not undertaken until August, into September). Of these, 154 were affordable home completions. This takes the total number of new dwellings constructed in the County Borough since 2006, (the technical start of the plan period), to 7,192. Applications for a further 411 new dwellings were permitted through the actual monitoring period, contributing to a total of 9,667 dwellings permitted since the adoption of the LDP in 2011.

- 5.9 Given the circumstances, particularly in the second monitoring period, this shows a very unexpected positive trend in house building rates. This has been mirrored with the extraordinary growth in housing demand and house prices. Average Welsh house prices have increased from April 2019 at £161,456 through to Feb 2020 at £165,953 up to July 2021 at £187,960. Average RCT house prices have mirrored this from April 2019: £109,601, to Feb 2020: £115,578 up to July 2021: £134,847. There is clearly an ongoing demand for housing in RCT.

- 5.10 Analysis of the suitability of our remaining undeveloped allocations to meet this ongoing need has given mixed results. Hence continuing with the Revision of the LDP to seek more appropriate sites through the Candidate Site process and subsequent allocations. Another change in this area we have witnessed, is that on the 26th March 2020, the WG revoked Technical Advice Note 1. This planning note set out how the 5 year housing land supply was calculated. Instead, the Welsh Government have moved to a trajectory model, based upon LDP housing projections and actual completions. This is contained within the new Development Plan Manual (Ed. 3).

- 5.11 As we are at the official end date of our plan, this trajectory basis does not fully work as intended for RCT. However, using appropriate forecasting methods, we have prepared a form of trajectory for RCT in the AMR 2021. This considers existing permissions for housing sites for the most part, alongside other sites that may benefit from ongoing funding opportunities. Some of the sites in the forecasts are allocations, whilst others are recent windfall sites. The outcome of this is that at present, we believe we have suitable permissions and confidence on sites to see the construction of around 500 dwellings or more per annum for the next 5 years.

- 5.12 For example, the Llanilid Strategic site is now well underway, with over 110 units completed in the past year and continued progress at that rate (and

above), is likely for the next 10 years. The unallocated windfall sites at the former school and college sites in Aberdare have provided many new houses (private market and affordable) around the Principal Town over the past two years and will continue to do so for a number of years to come. Extra Care developments have provided significant new housing unit numbers in recent years across RCT, whilst continued investment in, and by RSL's, will see the continued growth of affordable housing completions.

5.13 **Strategic Sites**

- 5.14 There have been no applications granted on the Strategic Sites during 2019-2020. A brief synopsis the sites' progress to date is provided below for context.
- 5.15 During 2017-2018, the development of a new college campus for the Cynon Valley, on the Robertstown Strategic Site, took place. Additionally, the Council announced in February 2018 that £2.58m of European funding had been secured towards a package of £3.93m, to create modern business units on the Robertstown Strategic Site. These have now been constructed over the monitoring periods and tenants coming forward.
- 5.16 On the Hirwaun Strategic Site, the opencasting has been completed, with backfilling of voids and plateaux put in place for future development. The Heads of the Valleys road dualling construction scheme is now also (eventually) underway alongside the site. It is the intention of the Council that a scheme to extend the passenger rail line from Aberdare to Hirwaun, will continue to be promoted for inclusion in the metro programme. Associated and nearby to the Strategic Site is the new Zip World development around Tower Colliery, bringing in a massive tourism investment to the area.
- 5.17 Work has been completed on the infrastructure (including new access) to facilitate the 10,976m² gross floorspace superstore on the Mwyndy-Talbot Green Strategic Site (along with the wider infrastructure), which was permitted during the 2014-2015 monitoring period. The wider town centre was approved for approximately 34,000m² of retail and further significant leisure and office, along with a hotel. The Council has approved renewal applications on this site. The permitted residential element of the site was subject to a Village Green appeal decision but did not gain that status.
- 5.18 Discussions are ongoing with the landowners of the former Phurnacite plant in Abercwmboi with a view to bringing the site forward for development. Further scoping work has been commissioned and is being undertaken to determine up to date development potential of the site.
- 5.19 Enabling development on the eastern side of the Llanilid strategic site, had previously seen the delivery of 243 housing units. Following various phased permissions for the main western part of the site, during 2019 – 2021, 117 dwellings have now been completed with almost as many under construction. This site will continue to see completions over several years of the 1,600 units and other education and local centre facilities.

5.20 Town Centres and Retail

5.21 Pontypridd has seen the completion of the landmark Llys Cadwyn development, with the modern offices complimented with the public library and gym, alongside the forthcoming upmarket restaurant quarter. The development also incorporates a footbridge over the river to the park and the Lido. This major employment and leisure facility and extended accessibility around the Town Centre, should bring considerable benefits to the vitality and viability of Pontypridd. The demolition of the Bingo hall the other side of the town should see such regeneration opportunities arise there also. The town has seen other major investment in the renovation of buildings.

5.22 This is also the case in Aberdare, where many large buildings have been saved and converted to provide much needed affordable housing and alternative retail uses. The work to date and otherwise stalled permissions at Mwyndy are discussed above.

5.23 The table below shows the vacancy rates for the Principal Towns and Key Settlements from October 2019 for the AMR 2020 period and then July 2021 for the AMR 2021 period. There is an overall vacancy increase over this time of 3% which is an opposite trend to what we have seen in prior years and indeed a lot higher figure since LDP adoption. However, given the amount of devastation inflicted on property and businesses following the flooding in early 2020, the numerous lockdowns and closure of non-essential retail, food, drink and leisure facilities for such long periods of time due to Coronavirus restrictions; it could therefore be seen as remarkable that it is such a relatively small increase.

Principal Town / Key Settlement	Vacancy Rate 2020-2021	Vacancy Rate 2019-2020
Aberdare	15.91%	14.54%
Pontypridd	14.36%	11.33%
Llantrisant/ Talbot Green	5.22%	1.5%
Ferndale	12.77%	8.69%
Hirwaun	9.52%	9.52%
Llanharan	0%	0%
Mountain Ash	18.68%	15.95%
Porth	23.58%	23.77%
Tonypandy	17.24%	18.67%
Tonyrefail	18.52%	14.81%
Treorchy	5.0%	5.0%
Overall Vacancy Rates	14.25%	11.25%

5.24 Employment Led Development and the Economy

5.25 The LDP allocates 98 hectares of land for employment purposes. Whilst the delivery of the allocations has been poor overall until recently, there have been some recent developments on some key employment sites. Rhondda Cynon Taf has continued to be very successful in continuing to attract inward investment to these and its existing employment sites

- 5.26 As mentioned above, the monitoring period has seen the completion of the office space at Llys Cadwyn. At the same time, the B1, B2 and B8 employment units have been completed on the Robertstown Strategic Site as well as the new units on the Coedely Employment allocation. Development of the considerable 44,710 m² multi storey office building for the headquarters of DWP in Wales is well advancing to completion on the Treforest Industrial Estate. The Transport for Wales metro hub at Taffs Well is also well under construction.
- 5.27 The monitoring periods saw permission granted for a total of over 28,000m² of gross employment floorspace. The most significant of these permissions include the phase 2 expansion of Llantrisant Business Park, in addition to the erection of multiple new industrial/office employment units at Cwm Cynon Business Park and at Hepworth Business Park.
- 5.28 It should be noted that there is continued development and redevelopment of our existing operational employment sites across the County Borough, which contain approximately 1,669 units. As well as ensuring the ability of new sites to come forward, the LDP plays a key role in protecting and managing these existing, operational sites.
- 5.29 It could be said, that this sector of the economy has continued to see very positive progress throughout the recent pandemic.
- 5.30 **Sustainability Appraisal Monitoring**
- 5.31 The findings of the Sustainability Appraisal monitoring element of the LDP, indicates that overall, the plan has travelled in a positive direction for almost all of the aspects of sustainability; these being the indicators for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils, Air Quality, Culture and Heritage and Waste. Indicators for Communities are seeing some elements being met, whilst others are not currently being achieved. The delivery of Housing is not wholly being met in line with the specific requirements of the Indicator, although as mentioned throughout this report, housing continues to be delivered.

6.0 EQUALITY AND DIVERSITY IMPLICATIONS

- 6.1 An Equality Impact Assessment (EqIA) screening form has been prepared for the purpose of this report. It concluded that a full report is not required at this time.

7.0 CONSULTATION

- 7.1 Relevant service areas within the Council have been consulted.

8.0 FINANCIAL IMPLICATION(S)

8.1 There are no financial implications aligned to this report.

9.0 LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

9.1 The LDP and its associated AMR are prepared in accordance with The Planning and Compulsory Purchase Act (2004), the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015), Planning Policy Wales 2018, the Planning (Wales) Act 2015 and the Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA).

10.0 LINKS TO THE COUNCILS CORPORATE PLAN/OTHER CORPORATE PRIORITIES/SIP

10.1 The success and implementation of the LDP is a key element in delivering the objectives of the Council's Corporate Plan. These include in particular the creation of neighbourhoods where people are proud to live and work and also the building of a strong economy. The LDP was prepared in advance of The Well-being of Future Generations (Wales) Act 2015, although the wider sustainability principles, on which it was prepared, align well with the specific sustainable principles of the Act.

11.0 CONCLUSION

11.1 The past two years LDP monitoring periods have seen unprecedented conditions. Delivery of the LDP has been taking place in exceptional times, through catastrophic flooding and the Coronavirus pandemic. However, the monitoring does not seem to indicate that the majority of economies associated with the LDP have been overly affected to date. The economy is continually changing, with the pandemic still with us, and future long term effects unknown, whilst the knock on effects of Brexit are possibly appearing.

11.2 In terms of the status of the LDP, its end date has been amended to an open one, in as much as it will remain in force until a new LDP is adopted. In our opinion the LDP is continuing to make steady progress in delivering its strategy, allocations and delivering appropriate development in accordance with its policies. Accordingly, its monitoring remains important to ensure this continues. Further to this, RCT are well advanced in the preparation of a Revised LDP, following many Council decisions made within the last few years. The correct monitoring of this LDP can also help ensure that the Revised LDP is informed and evidenced appropriately.

11.3 This conclusion is therefore not recommending any further change to the above approach to Revise the LDP. It is seeking approval of the attached AMR 2020 and AMR 2021 (attached as Appendix 1 and Appendix 2) in order for these more comprehensively detailed monitoring results to be submitted to Welsh Government.

LOCAL GOVERNMENT ACT 1972

AS AMENDED BY

THE LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

**A REPORT TO ACCOMPANY A DECISION OF THE DIRECTOR OF
PROSPERITY AND DEVELOPMENT**

26 OCTOBER 2021

Item:

Background Papers

Annual Monitoring Report 2019 -2020

Officer to contact: Owen Jones

**Rhondda Cynon Taf Local Development Plan
Annual Monitoring Report 2019-2020**

Covering the period 1st April 2019 – 31st March 2020

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EXECUTIVE SUMMARY

The Rhondda Cynon Taf Local Development Plan (LDP) was adopted on 2nd March 2011. As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR). The AMR will provide the basis for monitoring the progress and delivery of the LDP, the Plan's sustainability credentials, as well as identifying any significant contextual changes that might influence its implementation.

This is the ninth AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and provides a further opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough.

Foreword; Coronavirus and LDP Revision (September 2021)

Coronavirus and the AMR 2019 – 20

It should be noted from the outset of this report, that the actual monitoring period was essentially prior to the Coronavirus pandemic; although the many significant effects associated with the virus began towards the end of March 2020. However, it was mostly drafted throughout the Summer of 2020, where these significant effects were with us. Statistics and analysis on LDP delivery is from a better time, although the considerations and forecasts for what was likely to happen were more influenced by ongoing events.

Furthermore, it was determined by WG that AMR's were not required to be submitted for this monitoring period in October 2020. Nevertheless, it was still drafted by RCT at that time. Accordingly, this AMR, along with the subsequent one for 2020 – 2021 will be submitted together in October 2021.

In order to keep a clear distinction of the two AMR monitoring periods, from this foreword onwards, the report is written only from a point of view of up to October 2020. It should therefore be recognised that some concerns and assumptions regarding the effects of the pandemic were from this period of time, which may or may not have been founded.

LDP Review and Full Revision

The LDP AMR 2018 – 2019 was submitted to Welsh Government in October 2019. Although not within that specific monitoring period, it referenced the very recent decisions made in RCT (at the time) with regards to LDP Review; In June 2019, the Council determined to undertake a full Review of their LDP. This decision was made as a result of the earlier analysis of the monitoring for this 2019 AMR and the ever-nearing end date of the LDP. A Review Report recommending a need to prepare a full Revision of the LDP, alongside an associated Draft Delivery Agreement, were agreed by RCT Cabinet in October 2019. These were consulted upon and then both agreed by Full Council on the 27th November 2019. The Delivery Agreement to best navigate the following 3.5 year period of preparation of the Revision set out an official start date of

June 2020. Welsh Government were in agreement with this, although would not be formally agreeing to start until the May. Clearly, by then the initial wave of the pandemic was at its worst and WG indicated the sensible approach to postpone that start date. An alternative date was then considered when matters seemed to improve, and in July 2020, Full Council approved a new start date – which was then formally agreed by Welsh Government to begin in September 2020.

Accordingly, this AMR and the following 2020-2021 AMR is seen as a continuing monitoring process for the current LDP – but more importantly as an ongoing analysis and source of most up to date evidence base for the Revised LDP.

Key Findings of the Annual Monitoring Process 2019-2020

Contextual Change

This section looks at those local, regional, national and international factors that have had an influence upon land-use development in Rhondda Cynon Taf and also on the implementation of the LDP during 2019-2020. These include:

A. National Policy, Guidance or Legislation:

- Draft National Development Framework (NDF)
- Draft Development Plans Manual (Edition 3) (Not within the monitoring period)
- Revocation of Technical Advice Note (TAN) 1
- EU Withdrawal Agreement Act
- Building Better Places (COVID-19 Place-making and Recovery Plan) (Outside the current monitoring period).

B. National Statistics and Policy Research:

- Evaluation of Strategic Employment Sites (Interim Report). (Regeneris, March 2020).
- 2018-based Local Authority Population Projections (Welsh Government, February 2020).

C. External Conditions:

- The UK economy shrank by 20.4% in April, according to the latest ONS figures. This is the largest monthly contraction on record, which is due to the coronavirus global pandemic, where lockdown has prevented many non-essential shops from opening in the period March to June.
- The ONS figures show that a 10.4% decline in GDP for the three months from February to April 2020.
- Slow and fluctuating growth in employment;
- Number of people in work increased as unemployment fell however estimates provided for the period to March 2020 were made prior to the impact of the global pandemic being felt in the UK. The picture has altered somewhat in the intervening period;
- National house building remains stable and small increase in house prices;

- Further austerity measures in the public sector in Wales, imposed by Westminster.

D. The Regional Development Context:

- The City Deal;
- National Development Framework;
- Strategic Development Plan;
- Update on LDPs in the Region (South East Wales).

E. The Local Development Context:

- Rhondda Cynon Taf Joint Housing Land Availability Study 2019;
- Employment Land Availability Schedule 2019;
- Local Economic Conditions;
- *Our Cwm Taf* – The Draft Cwm Taf Well-Being Plan 2018-2023;
- Council's Corporate Plan: Making a Difference (2020-2024)
- Public and Private Sector Funding and Investment.

Local Development Plan Monitoring

The results of the core and local output monitoring exercise for 2019-2020, provide an interesting and varied picture of development in Rhondda Cynon Taf.

In considering the successful implementation of the LDP, two main sectors of the economy are particularly relevant, these being the operations of the housing and commercial markets. The most notable AMR findings in relation to these indicate that:

- 452 new dwellings were built in the County Borough during 2019-2020. All large sites (greater than 10 units) were visited, many small sites were visited, although some small sites were estimated based on their status at the previous survey. (The COVID-19 pandemic struck in the middle of the housing survey period). This represents a 14.60% increase on the number of new dwellings constructed during 2018-2019 (386 dwellings). The current figure (452) represents an 18.12% decrease on the 552 dwellings built in 2017-2018. 2016-2017 witnessed the highest number of completions since the adoption of the LDP, at 716 dwellings. This year's results are comparable with the figures witnessed between 2010 and 2013.
- 179 new affordable dwellings were built in the County Borough during 2019-2020. This represents a 126.58% increase on last year's total (79 affordable dwellings). The figure for 2017-2018 was 198 affordable dwellings, which is a percentage decrease of 9.59%. The 2016-2017 figure of 248 affordable dwellings was the highest number of affordable completions since the adoption of the LDP. This year's results are mostly comparable with the figures witnessed in 2014-2015 and 2017-2018.
- The Council approved proposals for 519 new dwellings during 2019-2020, 200 of these were affordable dwellings. This is comparable with last year's overall figure

of 514 dwellings approved. It is however down on the overall figure for 2017-2018 of 1,153 dwellings.

- The overall vacancy rate for Principal Town and Key Settlement retail centres is 11.25%, which is a slight decrease on the previous year's rate of 12.37% (2018-2019). This is 1.25 percentage points above the UK average vacancy rate, which stood at 10.0% as of October 2019 but better than the Welsh average of 13.4% for the same period, with a difference of 2.15 percentage points.

Detailed consideration of the results of the monitoring exercise has allowed the Council to make an informed judgement about the nature of the progress made during 2019-2020, in delivering the LDP targets and its associated policies.

The delivery results of each of the monitoring targets are displayed in the table overleaf (along with an explanation of the colour coding):

LDP MONITORING		
Core Policy Target		Result
CS 1	Development in the North	Red
CS 2	Development in the South	Red
CS 3	Strategic Sites	Amber
CS 4	Housing Requirements	Red
CS 5	Affordable Housing	Amber
CS 6	Employment Requirements	Red
CS 7	Retail	Red
CS 8	Transportation	Amber
CS 9	Waste Management	Green
CS 10	Minerals	Green

The results of the monitoring process for 2019-2020 indicate that the targets in respect of two of the ten core policies are ongoing, being met or exceeded (annotated in green). Three targets are not currently being achieved, but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention (annotated in amber). Five of the policy targets are not specifically being achieved and it is unlikely that this will be addressed without specific intervention

Sustainability Appraisal (SA) Monitoring

The key findings of the SA Monitoring Process are outlined below:

- 68.98% of all new dwellings built over the monitoring year were on previously developed land.
- 100% of all new houses permitted during 2019-2020 are accessible and within 400 metres of at least one or more transport mode.
- 90.91%, of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- 100% of new retail development permitted is accessible and within 400 metres of one or more transport modes.

The result of the delivery of each of the SA monitoring targets is shown in the table overleaf (along with an explanation of the colour coding):

SA MONITORING		
Targets		Result
SA 1	Housing	Yellow
SA 2	Culture and Heritage	Yellow and Green
SA 3	Communities	Green and Yellow
SA 4	Health	Yellow
SA 5	Economy	Green
SA 6	Employment	Green
SA 7	Transport	Green
SA 8	Built Environment	White
SA 9	Landscape	Green
SA 10	Biodiversity	Yellow
SA 11	Water	Green
SA 12	Climate Change	Green
SA 13	Energy	Yellow and White
SA 14	Land and Soils	Green
SA 15	Waste	Green
SA 16	Minerals	White
SA 17	Air Quality	Green

The results of the monitoring process indicate that the targets in respect of the vast majority of the sustainability indicators *are ongoing, being met or exceeded* (annotated in green), a minority of SA targets are *not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention* (annotated in amber). The results also show that an indicator for minerals needs to be redefined (annotated in white) as it does not give the appropriate information required to assess the target. Further SA 8 and part of SA 13 are also annotated in white, as the Code for Sustainable Homes no longer applies.

The plan is coming towards the end of its implementation and it is now possible to draw conclusions on its overall success. The plan has travelled in a positive direction for most aspects of sustainability, however in some cases the indicators suggest that further consideration should be given to the improvement of some of these targets going forward. This will be considered as part of the LDP revisions procedure.

Conclusions and Recommendations

Whilst the pattern of growth in some areas has been slower than anticipated since the Plan's adoption, evidence collected through the monitoring process suggests that good progress has been made in the delivery of the majority of LDP targets. Despite not meeting all targets in relation to the Plan's policies and allocations, the LDP has nonetheless travelled in a positive direction and has enjoyed some success.

It was anticipated that the LDP would continue to deliver in the last two years of the plan period. The global economy has however recently been severely constrained and negatively affected by the recent coronavirus global pandemic (COVID-19). This will undoubtedly have some ramifications for the housing and commercial markets. Particularly given that the whole Country was placed on 'lockdown' in mid-March 2020, with only key workers permitted to travel for work. Consequently, much of the economy has effectively been 'closed', with many companies going under or requiring support from the government.

Whilst this pandemic has not really impacted upon the data for 2019-2020, it will certainly be an issue going forward. This has somewhat undermined the confidence previously held by RCT Council, regarding the short-term success of the LDP in the last two years of the plan period. Despite this, all Annual Monitoring Reports will form part of the evidence required to undertake a Revised LDP.

1. INTRODUCTION

- 1.1 The Rhondda Cynon Taf Local Development Plan (LDP) was adopted on 2nd March 2011. The LDP provides a land-use framework that forms the basis of decision making, upon which proposals for development within the County Borough are based.
- 1.2 As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR) and submit it to the Welsh Government by the 31st October each year. The AMR will provide the basis for monitoring the progress and delivery of the LDP, the Plan's sustainability credentials and identify any significant contextual changes that might influence its implementation. The results of this monitoring process will feed into the ongoing analysis of the LDP.
- 1.3 This is the ninth AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and monitors the period between 1st April 2019 and 31st March 2020. It provides an important opportunity for the Council to assess the impact that the LDP is having on the social, economic and environmental well-being of the County Borough. Due to the Covid Pandemic in 2020, this AMR was not submitted to WG in 2020, as was their allowance, with this and the AMR for 2020/21 being submitted together in October 2021.
- 1.4 The structure of the AMR is as follows;
 - **Introduction** – outlines the requirement for, the purpose and structure of the AMR;
 - **Monitoring Framework** – explains the process of monitoring the LDP, how to quantify the resulting data and how the results of the monitoring process may inform the formal review process;
 - **Contextual Change** – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;
 - **Local Development Plan Monitoring** – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;
 - **Sustainability Appraisal Monitoring** – analyses the impact the LDP is having on the social, economic and environmental well-being of Rhondda Cynon Taf and;
 - **Conclusions and Recommendations** – provides an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

- 1.5 The AMR has been prepared in accordance with the requirements of the Town & Country Planning (Local Development Plan) (Wales) Regulations 2005; Strategic Environmental Assessment Regulations (2004) and the Habitats Assessment Regulations (2004).

2 MONITORING FRAMEWORK

- 2.1 The monitoring framework comprises 3 key elements. These are the monitoring of:
- The LDP core strategy, policies and proposals;
 - The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment (SEA); and
 - The LDP Habitat Regulation Assessment (HRA).
- 2.2 The ongoing success of these documents and the policies within them are to be measured against a set of targets identified as part of the LDP process. Indicators have been formulated to determine whether these targets have been met. Where the results of these monitoring indicators conclude that the targets are not being met, and that the effectiveness of the LDP documents (or constituent parts or policies thereof) are falling significantly below the level required, then consideration will be given to how the formal review of the LDP needs to proceed.

LDP Targets and Indicators

- 2.3 The LDP monitoring framework identifies 19 individual targets relating to each of the core strategy policies (inclusive of individual Strategic Sites). These targets are assessed against a set of 12 core output indicators and 19 local output indicators, specifically designed to monitor delivery of the LDP. It should be noted that whilst the targets and indicators relate to each core strategy policy, the framework has been specifically designed to ensure that linkages are made between core strategy policies, area wide policies, strategy area policies and the Plan's objectives. Monitoring the delivery of core strategy policies therefore provides a mechanism for monitoring the LDP as a whole.

The Sustainability Appraisal (SA) Targets and Indicators

- 2.4 The SA of the LDP identifies a set of targets and significant effects indicators which are intended to measure the social, economic and environmental impact of the LDP. The SA identifies 22 targets and 25 indicators specifically designed to monitor the environmental credentials of the LDP.

The Habitat Regulation Assessment (HRA) Targets and Indicators

- 2.5 At the Deposit Plan stage, it was established that the HRA should be monitored as part of the suite of SA indicators.

Replacement Targets and Indicators

- 2.6 Where the Council has been unable to monitor a target or indicator, or the indicator has been superseded, an explanation will be provided in the relevant monitoring section and an alternative indicator will be identified.
- 2.7 There may be occasions where it is necessary to amend a target or indicator. This may simply be to improve the clarity of the indicator or to re-align it with the relevant data sets. Where this is necessary, an explanation will be provided in the relevant monitoring section and an alternative target or indicator will be identified.

Monitoring Progress

- 2.8 The analysis of the monitoring process will be in the form of a detailed written assessment of the indicator results and a subsequent view on the success of the targets and effectiveness of policies. This will be provided in the respective monitoring sections of this report for the LDP and SA. As a visual aid in showing these monitoring outcomes, a simple colour coded system has been devised, and will be included in the individual tables of core policy and SA results, as shown below:

	Targets are ongoing, being met or exceeded.
	Targets are not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.
	Targets are not being achieved and it is unlikely that this will be addressed without specific intervention.

- 2.9 In instances where there is nothing to report the monitoring results box will be left blank.

LDP Review

- 2.10 The ongoing monitoring of the LDP will form a key part of the evidence base to inform any review of the LDP.
- 2.11 Other issues that will influence the scale of any review include:
- A significant change in national policy or legislation;

- A significant change in external conditions;
- A significant change in the local context e.g. closure of a significant employment site that undermines the local economy or the cumulative effect of a series of closures;
- A significant change in development pressures or needs and investment strategies of major public and private investors; and
- Significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates, and any problems with implementation.

Local Development Plan Wales (2005) and the LDP Manual (2015)

2.12 The LDP Manual provides the updated guidance concerning the Local Development Plan process. With specific regard to AMRs; paragraphs 8.10 – 8.11 of the LDP Manual state that:

“The AMR should assess the extent to which the plan’s strategy and key policies, sites and infrastructure requirements are being delivered. Each AMR will be based on the results and commentary of the preceding year. This will enable trends to become clear, with more refined commentary and analysis. It will then be clear how policies and proposals are delivering year on year. It is not realistic or necessary for all policies to be monitored. This would lead to an unnecessarily large and complicated document. Some key areas will need to be included consistently each year, this will be for the LPA to determine based on those elements crucial to delivering the plan’s strategy” (LDP Manual, 2019, p172).

2.13 As the 2015 LDP Manual did not contain a national monitoring framework; this AMR has continued to follow the seven objectives of LDP Wales (2005) in order to ensure consistency, coherence and ease of analysis between reports.

2.14 Therefore, in addition to the monitoring framework outlined in the Council’s LDP, the Welsh Government in LDP Wales Paragraph 4.43 also has a requirement for:

‘The AMR to identify any policy that is not being implemented and to give the reasons, together with any steps the authority intends to take to secure the implementation of the policy and any intention to revise the LDP to replace or amend the policy. The AMR should include an assessment of:

- *whether the basic strategy remains sound (if not, a full plan review may be needed);*
- *what impact the policies are having globally, nationally, regionally and locally;*
- *whether the policies need changing to reflect changes in national policy;*
- *whether policies and related targets in LDPs have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);*

- *where progress has not been made, the reasons for this and what knock on effects it may have;*
- *what aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and*
- *If policies or proposals need changing, what suggested actions are required to achieve this?*

The AMR must also specify the housing land supply (from the current Housing Land Availability Study) and the number of net additional affordable and general market dwellings built in the authority's area, and report on other LDP indicators.'

3 CONTEXTUAL CHANGE

- 3.1 The findings of the AMR Monitoring Framework are fundamental in determining how the implementation and delivery of the LDP is progressing. It is equally important to understand how the implementation of the LDP has been influenced by local, regional, national and international social and economic factors.
- 3.2 By seeking to understand how different factors have affected the delivery of the LDP, the Council will gain a better understanding of what it can do to support the Plan's implementation. In focussing on these factors it can influence, and accepting that some factors are beyond its control, the Council will be able to better support delivery of its objectives and shape future strategies.
- 3.3 The following section looks specifically at those factors that influence development in Rhondda Cynon Taf. These include changes in:
- National legislation, policy and guidance;
 - National statistics and policy research;
 - External conditions;
 - Regional context
 - Local development context.

National Legislation, Policy and Guidance

- 3.4 The Council needs to continually consider whether changes to national planning policy, legislation and guidance have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses the issues.
- 3.5 Between 1st April 2019 and 31st March 2020, the following policy documents/legislation was issued:

Draft National Development Framework 2020-2040 (01st August 2019)

- 3.6 The draft National Development Framework is the highest tier of development plan in Wales, focusing on issues and challenges at a national scale. The NDF sets the direction for growth, development and infrastructure investment in Wales until 2040. It sets a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, decarbonisation, developing resilient ecosystems and improving the health and well-being of communities within Wales.
- 3.7 The NDF seeks to complement the Wales Infrastructure Investment Plan and Regional Economic Development Plans by enabling development that 'maximises the impacts of our investment'. The scale of ambition for change contained within the NDF reflects the ability of the public sector to deliver new

development. The NDF recognises that the Welsh economy is largely based on the service industries and that there is an ever-increasing focus on technology and the digital sector. The NDF heralds research and innovation as ‘twin drivers for competitive economic advantage and driving productivity’. The NDF explicitly states that building upon research and innovation is fundamental to driving the global competitiveness of Wales, whilst supporting sustainable economic and social improvement ambitions.

- 3.8 With specific regard to the South East Wales region, the NDF acknowledges the interdependence between Cardiff and the wider region. It specifically states that Cardiff is unable to continue to expand indefinitely, without major environmental consequences and therefore the economic strength of Cardiff must generate region-wide prosperity. The South East region currently accounts for 51% of the total economic output of the Welsh economy, with estimates suggesting that this proportion could increase in the future.
- 3.9 The draft National Development Framework was subject to consultation from the 07th August – 01st November 2019. The final version of the document is currently expected in September 2020. The Council will need to ensure that the revised LDP is in line with policy and objectives laid out within the NDF. The section on South East Wales will be particularly pertinent, especially in relation to issues such as housing numbers. Local Development Plans must align with those plans higher up in the plan hierarchy, in order to be found ‘sound’ at the examination in public.

Development Plans Manual (Edition 3) (March 2020)

- 3.10 The Manual provides an indication of the changes required when embarking upon a revised LDP.
- 3.11 The new Manual seeks to be up-to-date and fit for purpose in providing practical guidance on plan preparation. As such, since the introduction of a raft of new planning legislation from 2015 and changes to national policy; it was deemed an appropriate time to commence revisions to the document.
- 3.12 The changes include the provision that the financial viability of sites should be assessed at candidate site stage. It is envisaged that this will stop unviable sites from being included within the plan, as well as facilitating a more detailed, transparent and meaningful preferred strategy consultation. This in turn will allow for effective engagement with communities and stakeholders. A further change includes the option for Local Authorities to undertake an ‘Integrated Sustainability Assessment’, which includes not only SA/SEA but key elements of the Well-being of Future Generations (Wales) Act, the Equalities Act, the Welsh language and Health Impact Assessments. The inclusion of the above will enable a more transparent, holistic and rounded assessment of the sustainability implications of the plan.

- 3.13 Further, the Manual provides guidance on the new housing trajectory model that replaces the former JHLA process, which was revoked on the 26th March 2020. For those LPAs with less than 5 years remaining on their LDP, the Council will need to extrapolate the Average Annual Requirement (AAR), to give an estimate of the land requirement.
- 3.14 The Manual further provides guidance on the preparation of a Strategic Development Plan, as well as providing further updates on housing and economic growth. All changes will ensure that LDPs are fully up-to-date and compliant with the recent policy and legislative changes.

Revocation of Technical Advice Note 1: Joint Housing Land Availability Studies (26th March 2020)

- 3.15 On the 26th March 2020, the Welsh Government revoked Technical Advice Note 1: Joint Housing Land Availability Studies, in full. The Welsh Government, in their letter to Chief Planning Officers, cited that many existing LDPs are failing to deliver housing numbers, either with sites not coming forward or not coming forward as quickly as anticipated.
- 3.16 Consequently, to remedy the situation and restore faith to the plan-led system, the Welsh Government has moved away from the residual five year land supply model, to one based on the housing trajectories within LDPs.
- 3.17 As RCTCBC are within the last few years of the existing plan period, there will be a need to extrapolate the Average Annual Requirement (AAR) to give an estimate of the land requirement.

European Union (Withdrawal Agreement) Act 2020

- 3.18 Following agreement by both Houses of Parliament on the text of the Bill, the European Union (Withdrawal Agreement) Act received Royal Assent on the 23rd January 2020 and is now an act of Parliament. It is the legal mechanism for the ratification of the 'Brexit Withdrawal Agreement', although many details of the UK's post-Brexit relationship with Europe remains unclear to date.

Conclusion: National Legislation, Policy and Guidance:

- 3.19 The Council notes the changes to national policy, guidance and legislation and has given them due consideration. The changes in policy and legislation, primarily: the introduction of the draft National Development Framework (NDF); the final Development Plans Manual (Edition 3); the revocation of Technical Advice Note 1 (Joint Housing Land Availability Studies) in its entirety; and the European Union (Withdrawal Agreement) Act 2020; have introduced new national objectives and obligations that necessitate a form of review. The scale and impact of the aforementioned changes affect the delivery of the current LDP. As such, it will require the Council to assess all options with regard to a revised LDP.

Building Better Places (COVID-19 Recovery Plan), (July 2020, Outside monitoring period)

- 3.20 The paper, published in July 2020 (outside of the current monitoring period), highlights the key, existing planning policies and tools that should be used to aid the recovery of Wales, as a result of the global COVID-19 pandemic. The paper encourages planners to display creativity and ingenuity in devising innovative solutions and responses to environmental, social, cultural and economic recovery of Wales, at all scales.
- 3.21 The paper further encourages local planning authorities (LPAs) to be bold in their vision for emerging/revised local development plans (LDPs). It expressly states that *plans should not roll forward unsustainable spatial strategies or be identical to neighbouring authorities' plans, rather they should actively embrace the place-making agenda set out in PPW.*
- 3.22 The document places significant emphasis on learning lessons from the pandemic. Active Travel, localism and greenspaces are all heavily featured within the recovery of Wales. These have been fundamental to retaining good physical and mental health during the national lockdown period. The importance of access to such facilities cannot be overstated, as for many, these were the only outlet at a time of national crisis. Alongside this, the paper makes clear that home working will continue to be a feature of recovery, which will significantly reduce the need for office space, whilst simultaneously requiring the requisite broadband infrastructure to facilitate home working. Home working and town centres hubs will also contribute to active travel and decarbonisation. The paper further highlights a need for a substantial amount of social housing, as well as 'flexible homes' for the population.

National Statistics and Policy Research

- 3.23 The 2019-2020 monitoring year saw the publication of the following statistical and research documents:

Evaluation of Strategic Employment Sites (Interim Report) (March 2020)

- 3.24 On the 3rd March 2020, the Welsh Government published a report produced by Hatch Regeneris and OB3 concerning the evaluation of Strategic Employment Sites (SES). The operation was funded by the European Regional Development Fund (ERDF) under Priority Axis 4 (Connectivity and Urban Development), with the aim of increasing the number of strategic employment sites in Wales to attract inward investment and to support the growth of Welsh business.
- 3.25 As a starting point, the research sought to provide primary infrastructure and undertake site preparation works at four sites in different parts of Wales. These being: Brocastle in Bridgend (45.96ha); Bryn Cefni on the Isle of Anglesey (1.82ha); Cross Hands (Phase 2) in Carmarthenshire (8ha); and Ty Du in Nelson, Caerphilly (3.8ha). The objectives of the report were to ascertain whether the

project was based on sound rationale, consistent with Welsh Government policies and strategies. This included assessing whether the project was fit for purpose and based on a robust theory of change, and to explore to what extent the SES operations are successfully implementing and delivering the objectives of the WEFO Cross Cutting Themes.

- 3.26 Some of the main findings indicate a need for intervention in the local economies/markets. The SES are designed to create new job opportunities in parts of Wales with high rates of unemployment and inactivity. Further, it seeks to address the shortage of high quality employment sites, which are acting as a barrier to growth and investment. The report finds good evidence for both of these needs. It also finds that public sector intervention is required due to widespread market failure, whereby the cost of development exceed the market value. This in turn disincentives private sector development of new commercial premises (Welsh Government, 2020, p2).

External Conditions

UK

- 3.27 **Economy:** The UK economy shrank by 20.4% in April, according to the latest ONS figures. This is the largest monthly contraction on record and is due to the coronavirus global pandemic, where lockdown has prevented many non-essential shops from opening in the period March to June. To place this into context, the fall is three times greater than the decline seen during the whole of the 2008-2009 economic downturn. The economy was around 25% smaller in April than it was two months prior in February 2020. The ONS also published figures for the three months from February to April 2020, which highlighted a decline of 10.4% in GDP during this time. The pandemic has struck at the heart of all economic sectors, including the service sector where hotels, pubs and entertainment venues have remained closed. As well as the manufacturing and construction sectors, which also saw significant falls as cars and housebuilding stalling. The UKs global trade has also been badly affected by COVID-19 with steep drops in both imports and exports on products including cars, fuels, art and clothing (ONS, 2020).
- 3.28 **Housing:** The latest housing data indicates that the housing sector has seen reasonably small but steady growth in the year to February 2020. ONS figures show that average UK house prices increased by 2.1% in the year to March 2020. The average UK house price was £232,000 in March 2020, which is £5,000 higher than the same period a year ago (March 2019). On a non-seasonally adjusted basis, average house prices in the UK decreased by 0.2% between February and March 2020, compared with a decrease of 0.3% in the same period a year earlier. The ONS note that fewer transactions were available in March due to the coronavirus pandemic, as a consequence the figures for this period might be slightly skewed.

- 3.29 House price growth in Wales increased by 1.1% in the year to March, with average house prices reaching £162,000
- 3.30 **Employment:** The most recent estimates from the Labour Force Survey indicate that the UK employment rate was estimated at 76.5%, 0.4 percentage points higher than a year earlier and 0.3 percentage points up on the previous quarter. Further, the unemployment rate was estimated at 3.9%; largely unchanged compared with a year earlier and 0.2 percentage points higher than the previous year. Additionally, the UK economic activity rate was estimated at 20.4%, 0.3 percentage points lower than the previous year and 0.4 percentage points lower than the previous quarter.
- 3.31 Estimates for November 2019 to January 2020 show a record 32.99 million people aged 16 years and over in employment, 271,000 more than a year earlier. This annual increase was mainly driven by full-time workers (up 345,000 on the year to a record high of 24.46 million), women in employment (up 262,000 to a record high of 15.66 million) and workers aged 50 to 64 years (up 168,000 to 9.31 million). The annual increase in employment was partly offset by the largest decrease for part-time employees since August to October 2011 (down 127,000 on the year to 6.91 million) (ONS, 2020).
- 3.32 The data highlights how the economy has continued to improve, albeit slowly and steadily (ONS, 2020). The economy has since taken a dramatic turn given the effects of the coronavirus global pandemic.

The Regional Context

City Deal

- 3.33 The £1.2billion Cardiff Capital Region City Deal, which could transform the economies of South East Wales, was formally ratified during a special ceremony held on St. David's Day 2017. The aim of the City Deal is to create jobs and boost economic prosperity by improving productivity; tackle worklessness; build on foundations of innovation; invest in physical and digital infrastructure; provide support for business; and ensure that economic benefits generated as a result are felt across the whole region.
- 3.34 The City Deal includes funding of £734million for the South Wales Metro, of which over £500million is provided by the Welsh Government and £125million from the UK Government. As part of the Wider Investment Fund, the UK Government has provided a £375million contribution and the ten local authorities have agreed a commitment to contribute £120million. The signing means that the Regional Cabinet has come out of shadow and the City Deal will enter into a transition phase.

- 3.35 On the 12th February 2018 the CCR Regional Cabinet comprising the 10 local authority leaders approved the strategic business plan which details how the £1.2 billion 'Wider Investment Fund' will be used over the next five years to drive actions forward. The Plan specifies the regional strategic objectives of the CCR City Deal, which are: prosperity and opportunity; inclusion and equality; and identity, culture, community and sustainability. The overarching economic objectives of the City Deal are to create 25,000 new jobs and leverage £4 billion in private sector investment.

National Development Framework:

- 3.36 The Planning (Wales) Act 2015 provides a statutory requirement for the Welsh Ministers to produce and keep an up-to-date National Development Framework (NDF) to replace the Wales Spatial Plan. The NDF will have a number of roles and functions including setting out 'the Welsh Government's land-use priorities and providing a national land-use framework for strategic and local development plans' (Welsh Government, 2017). The NDF will focus on land-use issues and developments of national significance that the planning system can influence and deliver.
- 3.37 A consultation on the Issues, Options and Preferred Option commenced on the 30th April 2018. The consultation concluded on the 23rd July 2018. The draft NDF has been put out on consultation in August 2019, with the final version of the document anticipated for publication in September 2020.
- 3.38 The NDF sets out where nationally important growth and infrastructure is needed and how the planning system – nationally, regionally and locally – can deliver. It also provides direction for Strategic and Local Development Plans and supports the determination of Developments of National Significance. The NDF sits alongside Planning Policy Wales, which sets out the Welsh Government's planning policies and will continue to provide the context for land use planning. Furthermore, it will support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system. The plan will be reviewed every five years by the Welsh Ministers (Welsh Government, 2019).

Strategic Development Plan:

- 3.39 As with the NDF, the Planning (Wales) Act 2015 provides a legal framework for the preparation of a Strategic Development Plan (SDP). Welsh Government suggest that there is evidence to show that there are many strategic planning issues that first generation LDPs have failed to address in isolation. Consequently, those 'larger than local issues' such as housing, employment and transport infrastructure can be tackled at a strategic level to ensure they are being considered and planned for in a comprehensive way. Work is underway to set out and agree the key preparatory matters between all ten member authorities, including boundaries, governance and content. RCT will need to

work in conjunction with other South East Wales Authorities in order to formulate a plan for the Cardiff Capital Region; this area could include RCT completely or in part. Albeit outside the monitoring period, RCT have agreed to the proposed preparation of the SDP.

Other South East Wales Local Authorities LDPs

The update on the local planning authorities (LPAs) below highlight the progress made on their respective revised local development plans to date. All authorities have been hampered or stalled by the current COVID-19 global pandemic, which is causing uncertainty for Councils and the public alike. Whilst the Welsh Government are eager for LPAs to progress with plan preparation, Councils are having to adapt to new working practices, which has delaying plan production in most instances. LPAs are however seeking to get underway once more, subject to the approval of revised Delivery Agreements by their respective Council's and the Welsh Government.

- 3.40 **Cardiff:** Cardiff's Local Development Plan was adopted on the 28th January 2016 and sets out the planning framework for the period 2006-2026. At the end of 2019, the Council began a 'review process', whereby, at a meeting on the 28th November, it was decided that a full replacement LDP was the most appropriate option. The draft Review Report and draft Delivery Agreement for the replacement LDP (2020-2035), were put out to public consultation from the 14th January 2020 to the 11th February 2020. Unfortunately, the current COVID-19 pandemic has halted the process temporarily. Cardiff Council had initially anticipated that the Delivery Agreement would be submitted to the Welsh Government in March 2020.
- 3.41 **Merthyr Tydfil:** Following a review of the plan in 2016, Merthyr Tydfil County Borough Council embarked upon their first replacement LDP (2016-2031), following approval of the Delivery Agreement in August 2016. Following an examination in public throughout the summer of 2019, the Council adopted their replacement LDP on the 29th January 2020.
- 3.42 **Monmouthshire:** A full review of the Monmouthshire LDP commenced in 2017 and a full revision procedure began for the period 2018-2033. A call for Candidate sites concluded on the 19th November 2018 however the process for the second call will remain open for a six week period, when the Council returns to 'normal business'. On the 17th March 2020, a decision was taken to postpone all Preferred Strategy engagement events, due to the current COVID-19 global pandemic. The LDP team are still assessing Candidate Site submissions, whilst working remotely.
- 3.43 **Bridgend:** A statutory review of the Bridgend Local Development Plan commenced in 2017. The Welsh Government approved the submitted Delivery Agreement for the replacement LDP on the 25th June 2018, which allowed work to formally commence on the plan. Following this, an initial call for Candidate Sites was undertaken, and concluded on the 9th November 2018. The Preferred Strategy consultation began on the 30th September 2019 and ran until the 08th

November 2019. The preparation of the Deposit Draft LDP has been affected by the global COVID-19 pandemic and no further indication of timetable or remedy is known at this time.

- 3.44 **Torfaen:** Torfaen Council commenced a statutory review of their Local Development Plan in 2017. The Draft Review Report was published in April 2018 where it was anticipated that a new replacement LDP would be in place for the period up to 2033. The Preferred Strategy for the Replacement Local Development Plan and an amended Delivery Agreement were approved by Council on 10th March 2020. The next step would have been to consult on the Preferred Strategy and supporting documents along with the Candidate Sites Assessment Report. Given the current circumstances however the preparation of the Replacement Local Development Plan was temporarily suspended. Torfaen state that a revised Delivery Agreement will be prepared when the situation becomes clearer.
- 3.45 **Blaenau Gwent:** Blaenau Gwent triggered a review of their LDP in November 2016. The Review Report was published in September 2017 and was based upon the findings of published Annual Monitoring Reports. Following this, the Council submitted the Delivery Agreement, which was agreed by the Welsh Government on the 19th September 2018, allowing work to formally commence on the LDP up to 2033.
- 3.46 **Caerphilly:** The Council produced a Draft Review Report in January 2020 to assess the progress of their existing LDP. The report concluded that a full revision of the LDP was the most appropriate option for the Council. Caerphilly consulted on the draft Review Report from the 24th February 2020 to the 16th March 2020, to establish the views of their stakeholders. The Council then intended to take the draft report to full Council however the global coronavirus pandemic has delayed this at present. The length of any delays are as yet, unknown.

The Local Development Context

- 3.47 To comprehend fully the local context of the LDP, it is necessary to consider a range of factors that affect implementation. These factors include changes to the local policy framework, local economic conditions (in particular the operations of the housing and commercial markets) and the investment strategies of major public and private sector organisations.

Local Policy Framework

- 3.48 No documents have been added to the local policy framework in 2019-2020:
- 3.49 The following documents have been added to the LDP evidence base in 2019-2020:

Rhondda Cynon Taf Joint Housing Land Availability Study 2019, published July 2019

- 3.50 On the 26th March 2020, the Welsh Government revoked TAN 1 in its entirety. This included associated paragraphs within PPW 10. This means that the residential method of calculation, as contained within TAN 1, will no longer be the mechanism for calculating the housing land supply. Instead, the Welsh Government have moved to a trajectory model, based upon LDP housing projections and actual completions. RCT will now have to employ the stipulated Average Annual Requirement (AAR) method, as contained within the new Development Plan Manual (Ed. 3). It is however acknowledged that this will not be particularly detailed given that the Council has only 18 months left of the current LDP.
- 3.51 The latest Joint Housing Land Availability Study (JHLAS), 2019 provides detailed information on the housing land supply in Rhondda Cynon Taf. The findings of the study indicate that instead of having the required 5-year housing land supply, there was a 1.3 year supply on the 1st April 2019, a 1.4 year supply on the 1st April 2018, a 1.3 year supply on the 1st April 2017 and a 1.5 year supply on the 1st April 2016. The supply has fallen 1.1 years since the 2015 study.

The Employment Land Availability Schedule, 2019

- 3.52 The latest Employment Land Availability Schedule (2019) outlines the present situation with regard to employment land in Rhondda Cynon Taf. The findings of the study show that Rhondda Cynon Taf has 730.99 hectares of employment land within the County Borough; this is comprised of allocations, existing sites and vacant/redundant sites that were last used for employment operations. 145 hectares of land remain available for development within the land bank. When the undeveloped allocations are removed from this total, the remaining developable area comes to 54.19ha. The portfolio of employment land will need to be assessed as part of any revisions procedure to ascertain what should remain for employment and what should be released to alternative uses.

Local Economic Conditions

- 3.53 The two sectors of the local economy that are particularly relevant to the successful implementation of the LDP are the housing market and the commercial property market.
- 3.54 The completion figure for 2019-2020 of 452 is more than the previous year's figure of 386 but less than the previous year (2017-2018), which stood at 552 and the post-adoption high of 716 dwellings (2016-2017). During the current monitoring year, a further 519 houses were permitted across the County Borough, contributing to an overall total of 9,711 units since the adoption of the Plan.

- 3.55 During 2019-2020, 14,898m² of gross industrial employment floor space was permitted within the County Borough. The most significant of these permissions include the Transport for Wales depot and office, comprising minor modifications to the existing building, at the former Treforest Textile Printers site on Treforest Industrial Estate. Additionally, 2019-2020 has also seen permission granted for the construction of 20no. industrial starter and hybrid industrial/office units incorporating use classes B1 (Businesses), B2 (General Industrial) and B8 (Storage and Distribution). This last application is a product of the £2.58m of European funding, which was secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. The project was part funded by the European Regional Development Fund (ERDF) through the Welsh Government.
- 3.56 The global economic recession of 2008/2009 had a profound effect on the economy of Rhondda Cynon Taf and its ability to deliver the local development plan in the immediate years post adoption (2011). Whilst the economy has shown signs of improvement more recently, both locally and nationally, the longer term prognosis is not looking particularly positive. This is largely due to the effects of the current COVID-19 global pandemic and the unknown consequences of 'Brexit' around the metaphorical corner.
- 3.57 The housing and commercial markets in the County Borough have experienced some small but welcome growth over the last few years. The economic difficulties at the start of the plan period however have inevitably had an adverse impact on the delivery of some elements of the LDP. With much uncertainty in both markets in the last year or two also, it is acknowledged that many of the allocations within the plan will not come forward as anticipated. Whilst a small number will go beyond the current plan period, others have been found to be unviable and are unlikely to come forward at all.

Our Cwm Taf - Well-Being Plan 2018-2023

- 3.58 Following the introduction of the Well-being of Future Generations (Wales) Act 2015, the public services in the Cwm Taf area have agreed to work together to improve well-being for everyone within the area. The new approach seeks to improve public services in a sustainable way, whilst working towards the seven well-being goals. The Cwm Taf Public Services Broad has agreed to develop a collaborative public service that puts people in Cwm Taf communities at its centre. The objective is to break down barriers between public services and change the way they work so that they prevent problems from happening rather than having to react to them.
- 3.59 The Well-being Plan expressly states the LDPs importance in working together with our communities to reduce levels of obesity. This will be achieved by increasing safe access to the outdoors and encouraging walking and cycling. The plan further emphasises the LDPs role in growing a strong local economy with sustainable transport that allows people to live, work and play in Cwm Taf. LDPs are seen as integral to targeting regeneration to run-down neighbourhoods

and increasing opportunities to link in with our green spaces and infrastructure to help improve physical and mental well-being.

Council's Corporate Plan: Making a Difference (2020-2024)

3.60 The Council's new plan is entitled '*Making a Difference*' and has been formulated following extensive consultation with residents, in order to establish priorities for the County Borough. The vision and purpose of the plan is to provide strong community leadership that enables Rhondda Cynon Taf "*to be the best place in Wales to live, work and play, where people and businesses are independent, healthy and prosperous*". The plan contains three principal priorities for RCT. These are:

1. *Ensuring people are independent, healthy and successful.*

This includes:

- *Helping our residents who are older, vulnerable or have disabilities to have a good quality of life;*
- *Encouraging residents to lead active and healthy lifestyles and maintain their mental well-being;*
- *Integrating health and social care and providing support for those with mental health problems and complex needs;*
- *Improving services for children and young people.*

The plan seeks to ensure that *the needs of people are considered in everything we do.*

2. *Creating places where people are proud to live work and play.*

This includes:

- *Improvements to roads, pavements and public transport;*
- *Keeping RCT clean through efficient street cleaning services;*
- *Achieving our recycling targets through weekly recycling, minimising the amount of waste we send to landfill;*
- *Reducing our carbon footprint;*
- *Working with partners to prevent and deter anti-social behaviour;*
- *Tackling all forms of violence, exploitation and hate crime;*
- *Building active communities by supporting voluntary, community and faith sectors;*
- *Making RCT one of the safest places in Wales;*
- *Getting the best out of our parks by looking after and investing in our greenspaces.*

The plan seeks to *make RCT a safe and attractive place to live, work and visit.*

3. *Enabling prosperity, creating the opportunity for people and business to be innovative; be entrepreneurial; and fulfil their potential and prosper.*

This includes:

- *Investing in our town centres;*
- *Bringing jobs and homes into our town centres;*
- *Creating vibrant, thriving places where people want to live, work and socialise;*

- *Delivering major regeneration and transportation schemes;*
- *Maximising the impact of the new South Wales Metro;*
- *Protecting and enhancing the County Borough;*
- *Having good schools so all children have access to a great education;*
- *Increasing the number of affordable, quality homes that are available;*
- *Helping people into work and better paid employment.*

The plan seeks to ensure *that everyone can reach their potential and improve their life chances.*

Public and Private Sector Funding and Investment

Strategic Opportunity Areas

- 3.61 In September 2017, the Council identified particular areas of opportunity for economic growth and job creation in Rhondda Cynon Taf. The Council made a commitment for these areas to be further investigated, developed and pursued as appropriate.
- 3.62 Building a Strong Economy is a key priority within the Council's Corporate Plan *The Way Ahead* (2016-2020). Much work is progressing within the Council and with partners to support this priority across Rhondda Cynon Taf. The areas where there is greatest scope for strategic development to support the economy of RCT and the wider Cardiff Capital Region have been collectively identified as 'Strategic Opportunity Areas'.
- 3.63 Within the context of the Cardiff Capital Region City Deal and the Valleys Taskforce, it is critical that the Council identifies and works towards the delivery of economic growth in those regionally important areas, where there is significant potential to create jobs and prosperity, both across RCT and for the wider region.
- 3.64 Taking the Local Development Plan (LDP) as a starting point, and considering recent economic activity, the potential for regional, significant growth; the ability of the private sector and other partners to deliver; together with the scale of opportunity and significance regionally; a number of Strategic Opportunity Areas have been developed.
- 3.65 The areas are:
- Cynon Gateway – Energising the Region
 - Wider Pontypridd, Treforest – Edge of the City, Heart of the Region
 - Pontypridd Town – Pivotal in the Region
 - A4119 Corridor – Regional Rhondda Gateway
 - Llanilid on the M4 – Driving the Regional Economy.
- 3.66 Each of these outline strategies is different depending on the nature of the opportunity that exists, whether it is long-term or short-term, the potential for the private sector to deliver and the level of potential public sector intervention.

4 LOCAL DEVELOPMENT PLAN MONITORING

- 4.1 The 2019-2020 AMR is the ninth monitoring report to be prepared since the adoption of the Rhondda Cynon Taf LDP and provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough. Nine years can provide a long-term picture of the success of the development plan process in Rhondda Cynon Taf. This ninth AMR allows for the identification of various patterns of development and associated issues.
- 4.2 This section of the report will firstly set out the Core and Local Output Indicators along with their Monitoring Results for 2019-2020. It will then analyse these results in relation to the Core Policies, and in doing so, assess the performance of these policies in delivering the identified targets of the Plan.

Core Output Indicators		Monitoring Results
CI 1	The housing land supply taken from the current Housing Land Availability Study per annum.	<p>On the 26th March 2020, the Welsh Government revoked TAN 1 in its entirety. This included associated paragraphs within PPW 10. This means that the residual method of calculation, as contained within TAN 1, will no longer be the mechanism for calculating the housing land supply. Instead, the Welsh Government have moved to a trajectory model, based upon LDP housing projections and actual completions. RCT will now have to employ the stipulated Average Annual Requirement (AAR) method, as contained within the new Development Plan Manual (Ed. 3). It is however acknowledged that this will not be particularly detailed given that the Council has only 18 months left of the current LDP. This AMR is being submitted alongside next years AMR for the period April 2020 to March 2021. It is intended to show a housing forecast trajectory in that AMR, to consider this and that years completions and forecasting from there on as detailed as circumstances allow.</p> <p>Previous Joint Housing Land Availability Studies (JHLAS) (2019) indicated that Rhondda Cynon Taf had a 1.3 years housing land supply (at the 1st April 2019), compared to the requirement for a 5-year supply. The JHLAS (2018) indicated that RCT had a</p>

		1.4 year housing land supply.
CI 2	Number of net additional affordable and general market dwellings built in the Plan area per annum.	<p>Total housing completions (affordable and market)</p> <p>2019-2020 – 452 (Estimated small sites - 121) 2018-2019 – 386 2017-2018 – 552 2016-2017 – 716 2015-2016 – 569 2014-2015 – 553 2013-2014 – 534 2012-2013 – 414 2011-2012 – 357 2010-2011 – 467</p> <p>Affordable housing completions (excluding market)</p> <p>2019-2020 – 179 2018-2019 – 79 2017-2018 – 198 2016-2017 – 248 2015-2016 – 98 2014-2015 – 114 2013-2014 – 75 2012-2013 – 77 2011-2012 – 39 2010-2011 – 78</p> <p>Market housing completions (excluding affordable)</p> <p>2019-2020 – 273 2018-2019 – 307 2017-2018 – 354 2016-2017 – 480 2015-2016 – 471 2014-2015 – 439 2013-2014 – 459 2012-2013 – 337 2011-2012 – 318 2010-2011 – 384</p>
CI 3	Net employment land supply/development per annum.	The allocated LDP employment land supply is 98 hectares. Development is continuing on the 4.17ha site at Hirwaun Industrial Estate (NSA 14.2 – North of 5 th Avenue, Hirwaun). During 2019-2020, construction also commenced on the 3,065m ² Class B1/B2/B8 unit on the Coed Ely employment allocation (SSA 14.1).

CI 4	Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units).	All developments permitted on all allocated sites in 2019-2020 (of a total of 841 hectares):		
			<i>Size (ha)</i>	<i>% of Allocated Land</i>
		Up to 2011	36.93ha	4.4%
		2011 - 2012	10.98ha	1.3%
		2012 - 2013	5.37ha	0.6%
		2013 - 2014	28.46ha	3.4%
		2014 - 2015	109.5ha	13%
		2015 - 2016	76.12ha	9%
		2016 - 2017	0.6ha	0.07%
		2017 - 2018	24.3ha	3%
		2018 - 2019	0.87ha	0.1%
		2019 - 2020	4.55ha	0.54%
		Totals to date	297.14ha	35.41%
		There were no residential permissions on allocated sites within 2019-2020.		
	<i>Size (ha)/Units</i>	<i>% Allocated Land/ % Allocated Units</i>		
Up to 2011	30.76 / 589	7.96% / 6.4%		
2011 - 2012	10.98 / 244	2.84% / 2.65%		
2012 - 2013	5.37 / 151	1.39% / 1.64%		
2013 - 2014	19.38 / 531	5.02% / 5.77%		
2014 - 2015	50.58 / 950	13.1% / 10.32%		
2015 - 2016	76.12 / 1,852	19.7% / 20.1%		
2016 - 2017	0.6 / 14	0.16% / 0.152%		
2017 - 2018	19.8 / 460	5.13% / 5%		

		2018 - 2019	0 / 0	0% / 0%
		2019 - 2020	0 / 0	0% / 0%
		Totals to date	213.4 / 4,791	55.3% / 52.03%
		<p>The 4.55 hectares permitted on allocated sites during 2019-2020 is 5.52% of the overall total of 82.41 hectares of development permitted during the year.</p> <p>The were no dwellings permitted on allocated sites during 2019-2020 however 519 dwellings were approved elsewhere during the year.</p>		
CI 5	Average density of housing development permitted on allocated development plan sites.	There were no dwellings permitted on allocated sites during the 2019-2020 monitoring period. As such, an average density cannot be calculated.		
CI 6	Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum.	<p>During 2019-2020, 68.98%, or 56.85 hectares of a total of</p> <p>82.41 hectares of development permitted, was on previously developed land or within existing buildings.</p>		
CI 7	Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a % of all major retail, office and leisure development permitted. (Amended indicator as agreed).	<p>During 2019-2020, 15,594m² of major retail, office and leisure development was permitted within the Borough.</p> <p>445m² of office development was permitted as part of a 3,000m² employment development approved at the Robertstown Strategic Site.</p> <p>A further 15,149m² of retail floorspace was permitted for a replacement Leekes store on the Mwyndy/Talbot Green Strategic Site.</p> <p>The Council has also permitted three zip wire courses (consisting of 4 zip lines) on a 21.02 site at the former Tower Colliery Site in Rhigos, Hirwaun.</p>		
CI 8	Amount of development (by TAN	During 2019-2020, there were seven applications for 51 dwellings permitted within a category C flood risk		

	15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2i-v).	zone. 49 dwellings were within a C2 flood risk zone, whilst 2 were within a C1 flood risk zone. 38 of these dwellings comprise one application for residential development at land off the B4275 in Aberaman, Aberdare.
CI 9	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	During 2019-2020, planning permission was granted for the development of 25.56 hectares of greenfield land, which is not allocated in the LDP. 21.5ha of this however accounts for a solar farm, which are classed as a long-term, temporary permissions, it's renewable energy and doesn't sterilise low intensity agricultural use.
CI 10	Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the Regional Waste Plan (TAN 21) per annum.	2.4% of a total waste management capacity of 12.5ha, or 1.38% of a total waste management capacity of 21.7ha was permitted during 2019-2020.
CI 11	The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement (MTAN).	No primary land-won aggregates were permitted for extraction in 2019-2020.
CI 12	The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum.	No further renewable energy developments were installed within the Strategic Search Area F boundary during 2019-2020. The Council did however permit a 7.5MW solar photovoltaic farm at the Mynydd Bwllfa Wind Farm during the monitoring year.

Local Output Indicators		Monitoring Results
LI 1	Number of dwellings permitted annually outside the defined settlement boundaries.	36 dwellings were permitted outside the defined settlement boundary in 2019-2020, consisting of three applications. 18 of these were affordable dwellings in the countryside, in line with policy AW 3. The remaining 18 were immediately adjacent to the defined settlement boundary, 9 of these formed one application in accordance with policy NSA 12, the remaining 9 were outside but immediately adjacent to the settlement boundary in the SSA.
LI 2	Number of affordable dwellings provided annually on rural exception sites throughout Rhondda Cynon Taf.	During 2019-2020 there were no affordable dwellings provided on rural exception sites. However a rural exception site was approved at Castellau in Beddau for 18 dwellings during the monitoring year.
LI 3	Average house price in Rhondda Cynon Taf per annum.	The 2019-2020 average house price in the County Borough was £113,747, up from £111,787 in 2018-2019. The average price of a property in Wales during 2019-2020 was £161,719 (Land Registry, May 2020).
LI 4	Amount of affordable housing provided by Social Housing Grant per annum.	Social Housing Grant funded 135 affordable houses during 2019-2020.
LI 5	% of employment land lost to alternative uses per annum	No allocated employment land was lost to alternative uses during 2019-2020.
LI 6	Total convenience/ comparison retail floorspace developed per annum.	No comparison retail floorspace was developed in 2019 -20
LI 7	Annual vacancy rates for each Principal Town and Key Settlement.	The Town Centre Retail Survey of October 2019 indicated annual vacancy rates for each of the Principal Towns and Key Settlements during 2019-2020 as follows: Aberdare 14.54% Pontypridd 11.33% Llantrisant / Talbot Green 1.5%

		<p>Ferndale 8.69%</p> <p>Hirwaun 9.52%</p> <p>Llanharan 0%</p> <p>Mountain Ash 15.95%</p> <p>Porth 23.77%</p> <p>Tonypandy 18.67%</p> <p>Tonyrefail 14.81%</p> <p>Treorchy 5.0%</p> <p>The overall vacancy rate for these centres combined during 2019-2020 was 11.25%. In 2018-2019 this was 12.37%, for 2017-2018 it was 11.5%, for 2016-2017 it was 12.4%, for 2015-2016 it was 10.6%, and for 2014-2015 was 10.8%.</p>
LI 8	Number of applications approved per annum for non-retail use in primary and secondary shopping frontages.	No applications were approved for non-retail uses in the primary retail frontages of Aberdare and Pontypridd, during 2019-2020.
LI 9	Number of highway, roads, public transport and walking and cycling schemes implemented per annum.	Work has concluded on the remaining section of the community route near Cross Inn, which now provides a continuous link between Llantrisant/Talbot Green and Pontypridd. Work has also commenced to take forward a number of highway schemes including the dualling of the A4119 between Ynysmaerdy and Coedely, as well as the construction of the Llanharan bypass.
LI 10	Proportion of new housing, employment and retail development accessible by a range of transport modes per annum.	<p>100% of the 519 dwellings permitted during 2019-2020 are accessible and within 400 metres of at least one or more transportation mode.</p> <p>10/11 or 90.91% of all new employment permissions are accessible and within 400 metres of one or more transportation mode. The one that is not is for a B8 storage unit on land adjacent to Torgelli Farm in Treorchy.</p> <p>100% of all new retail permissions granted during 2019-2010 are accessible and within 400 metres of one or more transportation mode.</p>
LI 11	The number of SINC affected by development	During 2019-2020, three schemes directly affected a designated SINC. All of these have mitigation

	and the number of mitigation schemes secured annually (amended indicator as agreed).	schemes and management plans secured through a Section 106 agreement, over a total site area of 18.57ha. It should however be noted that the zip line application in Rhigos accounts for 17ha of this.
LI 12	Annual recycling / reuse/composting rates.	<p>The recycling/reuse/composting rates for 2019/20 were as follows;</p> <p>Recycled – 49.30%; Reused – 1.23%; Composted – 14.24%; Energy Recovery – 39.08%; and Landfilled – 4.58%.</p>
LI 13	Amount of mineral deposits sterilised by new development annually.	<p>No mineral deposits were sterilised by new development during 2019-2020.</p> <ul style="list-style-type: none"> • Sandstone 0 hectares • Sand and Gravel 0 hectares • Limestone 0 hectares • Coal 0 hectares <p>In accordance with the Mineral paragraphs (from 5.14 onwards) within chapter 5 of Planning Policy Wales, Edition 10, it was determined that only permanent developments outside the settlement boundary that were also classed as sensitive development could be considered to be sterilising the resource. Furthermore, any part of the minerals safeguarding areas that were already effectively sterilised on account of existing properties (having the above characteristics), have not be taken into consideration when calculating the scale of the deposit affected.</p>
LI 14	Pre-application discussions and master-planning exercises undertaken with developers in relation to the development of Strategic Sites.	Pre-application discussions and/or master-planning exercises have taken place in respect of the Strategic Sites at the land South of Hirwaun, Fernhill Colliery Site, the former Phurnacite Plant, Robertstown/Abernant, Llanilid and Mwyndy/Talbot Green during 2019-2020. Further detail is presented below in the Core Policy monitoring from CS 3.1-CS3.8.
LI 15	Planning permission granted for Strategic Sites.	In 2019-2020, the Reserved Matters application on Parc Llanilid was approved, for 216 dwellings.

LI 16	Annual rate of residential and/or commercial development on Strategic Sites.	During 2019-2020, 30 dwellings were under construction on the Llanilid Strategic Site.
LI 17	Annual provision of local centres, primary schools, open space and biodiversity management schemes on Strategic Sites.	Biodiversity mitigation has been implemented and is ongoing in association with the opencast operation on the Hirwaun Strategic Site. A management plan has also been agreed at Cefn y Hendy via a Section 106 legal agreement.
LI 18	Annual provision of highway and utility infrastructure on Strategic Sites.	The access point for the new Mwyndy/Talbot Green town centre has been implemented with infrastructure development continuing.
LI 19	Implementation of Regeneration Strategies during 2010-2021.	In 2019-2020, further elements of the Aberdare and Pontypridd Regeneration Strategies were implemented.

Core Policy Monitoring Analysis

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 1 - Development in the North	1, 2, 4, 5, 6 & 8	NSA 1 to NSA 28
MONITORING TARGET:	MONITORING TARGET:	
To build strong and sustainable communities in the Northern Strategy Area over the Plan period	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19		
ANALYSIS OF RESULTS:		

A key element of the Rhondda Cynon Taf LDP core strategy is to build strong and sustainable communities in the Northern Strategy Area (NSA). In order to build strong and sustainable communities it will be necessary to halt the process of depopulation and decline and deliver beneficial, sustainable development in northern Rhondda Cynon Taf. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise, as identified in the above indicators, in relation to the following interrelated factors:

Housing

Below are the **house building completion** figures in the NSA for 2019-2020, showing previous years completions for comparative purposes (CI 2):

	General Market	Affordable	Total
2019-2020	219	117	336
2018-2019	180	47	227
2017-2018	96	32	128
2016-2017	153	43	196
2015-2016	127	48	175
2014-2015	157	20	177
2013-2014	153	23	176
2012-2013	94	52	146
2011-2012	130	26	156
2010-2011	160	21	181

Taking these and previous completions into consideration, an overall total of **2,662 new dwellings** have been built in the NSA since the start of the plan period in 2006.

During 2019-2020, the Council **approved 354 houses** in the Northern Strategy Area. Since the adoption of the plan in 2011, **3,208** houses have been given planning permission in the NSA.

No dwellings were granted permission on allocated sites within the Northern Strategy Area during 2018-2019 (CI 5).

To date, planning permission has been granted and development has commenced or is complete on the following allocated housing sites: (CI 4)

- NSA 9.4 – Site including the Old Brickworks, Old Dairy and tipped land rear of Birchwood, Llwydcoed;
- NSA 9.9 – Ynyscynon Farm, Cwmbach (part)
- NSA 9.10 – Land to the end of Godreaman Street, Godreaman
- NSA 9.11 – Gwernifor Grounds, Mountain Ash.

- NSA 9.8 – Dyffryn Row, Cwmbach, Aberdare (part);

To date, planning permission has been granted on the following allocated housing sites:

- NSA 9.8 – Dyffryn Row, Cwmbach, Aberdare (Outline);
- NSA 9.9 – Ynyscynon Farm, Cwmbach (part) (Outline);
- NSA 9.18 – Llwynypia Hospital (Outline);
- NSA 9.2 – Land to the East of Trenant, Penywaun (Outline).

Strategic Sites

Details of progress of the Strategic Sites are shown in their respective tables of analysis for policies CS 3.1 to CS 3.8.

Sustainable Development

During 2019-2020, 68.98%, or 56.85 hectares of a total of 82.41 hectares of development permitted throughout the County Borough, was on previously developed land or within existing buildings (CI 6).

Of all the developments permitted on land within the NSA in 2019-2020, (totalling 70.949 hectares), 46.30 hectares or 65.27% of permissions were on previously developed land or within existing premises. A further 24.64 hectares or 34.73% of permissions were on greenfield land.

No further renewable energy permissions were installed within the Strategic Search Area F boundary during 2019-2020. A photovoltaic solar farm was however permitted at the Mynydd y Bwlfa Wind Farm, with a generation capacity of 7.5MW.

During 2019-2020, four schemes within the NSA directly affected a designated SINC. Three of these have mitigation schemes and management plans secured through a Section 106 agreement. The fourth, for an environmental resource centre was not objected to by NRW or the Council's Ecologist. The footprint of the building was very small and not considered to have detrimental impact upon the SINC that could not be controlled via conditions. Therefore, in this instance, a mitigation scheme was not requested (LI 11).

Economic Activity

2019-2020 has seen permission granted for the construction of 20 no. industrial starter and hybrid industrial/office units incorporating use classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution). This application is a product of the £2.58m of European funding, which was secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. The project was part funded by the European Regional Development Fund (ERDF) through the Welsh Government.

The 4.17ha allocation at Hirwaun Industrial Estate (NSA 14.2) continues to implement its

consent for a sustainable waste resource recovery and energy production plant at Fifth and Ninth Avenues. This scheme includes a combined heat and power plant with capacity of 20 MW. Two buildings have been erected to date with significant ground works undertaken.

Further, the opencast extraction operations have ceased on the employment element of the Hirwaun Strategic Site. Backfilling of the mine has taken place and it is anticipated that details of development of the plateaux for future allocated commercial development will be forthcoming.

The NSA has witnessed permission for 4,141m² of gross industrial floor space within 2019-2020. This is comprised of four planning permissions, the most significant of these is for 20no. 'starter units' on the Robertstown Strategic Site. Whilst not all granted on allocations, these permissions are testament to the willingness to expand operations and invest in Rhondda Cynon Taf. The permissions also contribute towards the Council's employment land bank.

No major retail development has been permitted in the Northern Strategy Area during 2019-2020. All small retail permissions within the NSA in 2019-2020 have been for changes of use or mixed-use development, including an element of retail. All of these permissions equate to a total of 0.236 hectares granted planning permission in the NSA in 2019-2020.

Permission was also granted in 2019-2020 for the erection of three zip wire courses (4 zip lines), laying of hard standing, the creation of internal access roads and pedestrian access routes at land at Rhigos Mountain/former Tower Colliery Site. It is anticipated that this development will be a major tourist attraction for the County Borough and will help to provide a much needed stimulus for the local economy.

Further information is given regarding these issues in the relevant analysis of results for CS 6 and CS 7 below. Further information on any proposals for such allocations is also detailed in Appendix 1 – Status of Allocations.

Sustainable Transportation / Accessibility

Listed below are those allocated transportation scheme completed to date (LI 9):

- NSA 21.3 – Expansion of existing park and ride facilities, Robertstown;
- NSA 23.3 – The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate;
- NSA 21.2 – Land south of Ty Trevithick, adjacent to A470 Abercynon.

In addition to the above, progress has been made with other allocated schemes. In the Northern Strategy Area, the Mountain Ash Southern Cross Valley Link received planning permission for an east-west highway link via an upgraded junction on the A4059. Construction commenced in the summer of 2017 and is due for completion in September 2020, where a new bridge will be built spanning the Aberdare – Pontypridd railway line and River Cynon. The Mountain Ash Northern Cross Valley Link was reviewed and considered as part of the development of the southern link however the southern link has been

prioritised.

The park and ride provision for Strategic Site 5 (Hirwaun) has been proposed as part of the wider Cynon Gateway scheme and the SE Wales Valleys LTP. A study of potential transport options along the currently mothballed rail line to Hirwaun has also been commissioned by Transport for Wales, who have now taken over the infrastructure assets from Network Rail.

A considerable new park and ride facility has been developed for 310 spaces on vacant land on the Navigation Park business park in Abercynon. Additional spaces have also been created at the existing park and ride there, following a re-assessment of the car park's layout.

A section of the cycle route between Gelli Industrial Estate and Rhondda Sports Centre was implemented in 2017-2018, funded by the Safe Routes in Communities initiative. All other cycle routes within the NSA have been earmarked for improvement or extensions as part of the Council's Integrated Network Map, which was approved by the Welsh Government in February 2018.

The development of a cycle route along the Rhondda Fawr is closely linked to the proposed re-opening of the disused rail tunnel linking Blaencwm (RCT) with Blaengwynfi (Neath Port Talbot). In conjunction with the Rhondda Tunnel Society, the first stage of the WeITAG process has been completed. A Business Case is in the process of being undertaken. In tandem, a feasibility study is being undertaken into the possible alignment of the new cycle route between the entrance to the tunnel and Porth. This study is being undertaken in close liaison with Transport for Wales following the transfer of rail assets along the Valley Lines Network from Network Rail to Transport for Wales.

Further detail in relation to the transportation allocations may be seen in Appendix 1 – Status of Allocations.

During 2019-2020, the LDP and Development Management process has been successful in guiding development to sustainable locations. 100% of all new houses permitted during 2019-2020 are accessible and within 400 metres of at least one or more transport mode.

90.91% (10 of 11 permissions), of all new employment permitted is accessible and within 400 metres of one or more transport modes and all new retail permitted (30 of 30 permissions) is accessible and within 400 metres of one or more transport modes (LI 10).

Regeneration

Further elements of the Aberdare Town Centre Regeneration Strategy were being implemented during 2019-2020 (LI 19).

Taking the Local Development Plan (LDP) as a starting point, and considering recent economic activity, the potential for significant regional growth, the ability of the private sector and other partners to deliver, together with the scale of opportunity and significance regionally; we have identified and developed a number of Strategic Opportunity Areas (SOA's) in RCT. SOA's are geographical areas where resources are focused to provide

opportunities for the private sector to invest and create new jobs. Each SOA aims to provide a comprehensive and focused package to encourage investment and enterprise. On 21st September 2017, the Council approved five Strategic Opportunity Areas (SOAs), which includes the 'Cynon Gateway' in the Northern Strategy Area. This largely focuses on the development of the Hirwaun and Robertstown/Abernant Strategic Sites. This is primarily for residential and commercial development and in particular for Hirwaun, the relationship with the renewable energy sector and Hirwaun Industrial Estate. In doing so, the Council has committed to developing and delivering projects that will achieve the primary aspirations of these Strategies, particularly enabling significant economic growth and jobs.

Comment

The monitoring targets for Policy CS 1 require **40%** of the LDP allocations in the NSA to be subject to planning consent or implemented by 2015 and 100% to be subject to planning consent or implemented by 2021. To date, 19 allocations have either been implemented, subject to planning consent or part of the allocation has been permitted. This equates to **42%** of all 45 Strategic Site, residential, employment, retail and transportation allocations in the NSA.

The Council recognises that the delivery of new development in the NSA in challenging economic conditions has been slow in recent years, particularly on large residential allocations. That being said, it is clear that there has been a continued delivery of new houses in the NSA, both market and affordable, with 2,662 dwellings built here since the start of the plan period in 2006 and 336 during 2019-2020. A total of 3,208 dwellings have been approved since the adoption of the plan in 2011, with 354 of these approved throughout the past year in the NSA.

The Strategic Sites in the north are making slow but steady progress with development of the college campus on the Robertstown site now complete. Pre-application discussions for bringing forward and master planning the Strategic Sites are continuing. The completion of the pre-extraction of coal from Tower Colliery to allow for the employment site to come forward, along with the WG's progress on the A465 Heads of the Valleys dualling, indicates a very positive future for the development of the Hirwaun Strategic site.

With regards to the employment allocations, development continues on the land north of Fifth Avenue (NSA 14.2) implementing its consent for a sustainable waste resource recovery and energy production plant. Additionally, permission was granted in the 2016-2017 monitoring year for a mixed-use employment-led scheme on Ferndale and Highfield Industrial Estates (NSA 14.1). The Council believes that the significant investment from both the public and private sector that has taken place in the NSA since 2006, which will hopefully continue into the future, will lay the foundations for future growth. The Community Infrastructure Levy is also in place within RCT, which will help to fund necessary infrastructure within the North. The zero charge for residential development in the NSA may further help to encourage investment and aid development within the area.

It is nevertheless acknowledged that this broad monitoring of policy CS 1 is indicating that the implementation of allocations in the NSA are not proceeding at the rate set out in its target. There are considered reasons for this that will be discussed within the specific

sections of the report. What is of particular note is the considerable numbers of houses that have actually been built in the area alongside those that have recently received permission; it is presumed that the market is delivering these permissions in line with demand.

With specific regard to housing it should be noted that there has been significant market interest and delivery of major windfall housing sites in the Cynon Valley, from brown field sites in Mountain Ash to the former school and college sites around Aberdare. Such sites are testament to the Council's commitment to deliver housing in sustainable locations and highlight the success of the LDP strategy in the NSA.

The Council has further employed innovative ways of stimulating housing in Rhondda Cynon Taf. One such approach is its unique Developer Forum, where private house builders, social rented landlords along with the Council discuss their experiences in delivering houses, the barriers to this and possible solutions.

The Council also initiated a pilot self-build scheme, where some of the smaller Council owned sites were identified for their suitability to accommodate self-build housing plots. The Welsh Government has recently expanded upon this project throughout Wales and a small number of sites in RCT should soon come forward to the market.

Following comprehensive valuation appraisals of all undeveloped housing allocations in 2017, the Facilitating Housing programme was implemented to allow the loan or grant of funds to help deliver them. Owners and agents for the shortlist of sites were contacted through 2018, with meetings undertaken on many. This has raised interest and progressed several sites forward, whilst development has recently begun on one. Furthermore, the inaugural Landowner and Developer event took place in early 2019 that brought the owners and agents of these undeveloped allocations together with developers and Social Landlords, along with necessary enabling Council departments and Welsh Government. This major event, attracting almost 100 people, has been commended by industry and landowners alike.

The Council acknowledges that despite sustained growth, the monitoring target is not being met, despite the NSA outperforming the SSA for the first time since adoption.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 2 - Development in the South	1, 2, 4, 5, 6 & 8	SSA 1 to SSA 27
TARGET:	MONITORING TARGET:	
To ensure sustainable growth in	ADOPTION: None	

the Southern Strategy Area that benefits Rhondda Cynon Taf as a whole over the Plan period	2015: 40% of allocations																																												
	2021: 100% of allocations																																												
PERFORMANCE:																																													
CORE AND LOCAL OUTPUT INDICATORS:																																													
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19																																													
ANALYSIS OF RESULTS:																																													
<p>The objective in the Southern Strategy Area (SSA) is to ensure sustainable growth takes place in a manner that benefits Rhondda Cynon Taf. In order to deliver sustainable growth, it is necessary to manage residential and commercial growth in the SSA in a manner that balances the economic potential of the area within its environmental capacity. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:</p> <p>Housing</p> <p>Below are the house building completion figures in the SSA for 2019-2020, showing previous years completions for comparative purposes;</p> <table border="1"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2019-2020</td> <td>70</td> <td>46</td> <td>116</td> </tr> <tr> <td>2018-2019</td> <td>127</td> <td>32</td> <td>159</td> </tr> <tr> <td>2017-2018</td> <td>258</td> <td>166</td> <td>424</td> </tr> <tr> <td>2016-2017</td> <td>327</td> <td>193</td> <td>520</td> </tr> <tr> <td>2015-2016</td> <td>344</td> <td>50</td> <td>394</td> </tr> <tr> <td>2014-2015</td> <td>282</td> <td>94</td> <td>376</td> </tr> <tr> <td>2013-2014</td> <td>322</td> <td>36</td> <td>358</td> </tr> <tr> <td>2012-2013</td> <td>243</td> <td>25</td> <td>268</td> </tr> <tr> <td>2011-2012</td> <td>188</td> <td>13</td> <td>201</td> </tr> <tr> <td>2010-2011</td> <td>224</td> <td>57</td> <td>281</td> </tr> </tbody> </table> <p>Taking these and previous completions into consideration, an overall total of 4,089 new dwellings have been built in the SSA since the start of the plan period in 2006 (CI 2).</p> <p>During 2019-2020, the Council approved 165 new houses in the Southern Strategy Area. Since the adoption of the plan in 2011, 6,503 houses have been given planning permission in the SSA.</p> <p>There were no dwellings permitted on allocated sites during the 2019-2020 monitoring</p>			General Market	Affordable	Total	2019-2020	70	46	116	2018-2019	127	32	159	2017-2018	258	166	424	2016-2017	327	193	520	2015-2016	344	50	394	2014-2015	282	94	376	2013-2014	322	36	358	2012-2013	243	25	268	2011-2012	188	13	201	2010-2011	224	57	281
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period within the SSA (CI 5).

To date, planning permission has been granted and development has commenced or is complete on the following allocated housing sites (CI 4):

- SSA 9 – Former OCC Site, Llanilid (part);
- SSA 10.7 – Land at Gwern Heulog Coed Ely;
- SSA 10.12 – Land east of Dolau County Primary School, Bridgend Road, Bryncae;
- SSA 10.13 – West of Llechau, Llanharry;
- SSA 10.15 – Land South of Brynteg Court, Beddau;
- SSA 10.17 – Glyntaff Farm, Rhydyfelin;
- SSA 10.18 – Land South of the Ridings, Tonteg and East of Station Road, Church Village.

To date, planning permission has been granted on the following allocated housing sites:

- SSA 7 – Former Cwm Colliery and Coking Works, Tynant (Outline);
- SSA 8 – Mwyndy/Talbot Green (part) (Outline);
- SSA 9 – Former OCC Site, Llanilid (part) (Outline);

The Council has resolved to approve planning applications for development on the following allocated housing sites where the signing of a S106 Agreement is awaited:

- SSA 10.2 – Trane Farm, Tonyrefail (Outline).

Appendix 1 – Status of Allocations provides an update in respect of each individual allocation.

Strategic Sites

Details of progress of the Strategic Sites are shown in their respective tables of analysis for policies CS 3.1 to CS 3.8.

Sustainable Development

During 2019-2020, 68.98%, or 56.85 hectares of a total of 82.41 hectares of development permitted throughout the County Borough, was on previously developed land or within existing buildings (CI 6).

Of all the developments permitted on land within the SSA in 2019-2020 (totalling 11.51 hectares), 10.545 hectares or 91.61% of permissions were on brownfield land (previously developed land or within existing premises). A further 0.9655 hectares or 8.39% of permissions were on greenfield land (CI 6).

Although Strategic Search Area F (SSA F) of TAN 8 is solely within the NSA, there were no

further installations of wind turbines within the 5 KM search area of the SSA F.

During 2019-2020, there were no schemes that affected a designated SINC in the SSA (LI 11).

Economic Activity

During 2019-2020, the Council granted permission for 10,757m² of gross industrial space within the SSA. The most significant of these include a total of 4,414m² of B8 space, at the former Treforest Textile Printers on Treforest Industrial Estate. As well as a further 2,500m² of B8, which was approved at the former Edwards Coaches depot at Newtown Industrial Estate, for self-storage space. All employment permissions in the Southern Strategy Area have been permitted across 2.37 hectares. Such permissions are testament to the continued investment in the economy of RCT.

The B1 office-led development at the former Taff Vale Precinct Site in Pontypridd received a full planning consent in 2017-2018. The permission was for a mixed-use development comprising B1 (office), A3 (food and drink), D1 (non-residential uses) and D2 (leisure and assembly); the development, once open will see up to 14,693m² of floor space over three buildings. The construction of all three buildings is now complete.

The former Sogefi site in Llantrisant that received planning permission in 2016-2017 for a bus depot for Edward's Coaches and other industrial space began implementation in 2017-2018 and continued throughout 2018-2019 and 2019-2020. A new business park has been created along with the renovation of the old factory, with over half of the newly configured units currently occupied. The relocation of the company to a larger site ensures the continued growth of a highly successful, local business and major employer in RCT.

In 2019-2020 permission was granted for 15,149m² for the demolition of existing Leekes store (Pontyclun) and construction of replacement store, mixed retail floorspace and food store, together with associated access, car parking and other facilities. This was the only major retail permission granted in the Southern Strategy Area during 2019-2020. It should however be noted two Class A1 (retail) units, three Class A3 (food and drink) units, highways infrastructure, car parking, servicing arrangements and associated works were permitted in the monitoring year on the allocation at the land East of Mill Street, Tonyrefail. All other small retail permissions within the SSA in 2019-2020 have been for changes of use. All of these permissions equate to a total of 3.54 hectares.

Development of the infrastructure is well advanced to accommodate the retail permissions at the Mwyndy Strategic Site, the Council is also still considering the proposal for a new town centre at Mwyndy/Talbot Green. The development of the retail allocation in Pontypridd, SSA 15.1 has long since been developed.

Further information is given regarding these issues in the relevant analysis of results for CS 6 and CS 7 below. Further information on any proposals for these sites is also detailed in Appendix 1 – Status of Allocations.

It should also be noted that in 2016, the Minister for Economy, Science and Transport approved funding to purchase the former Forgemasters site in Taffs Well, as part of the

Cardiff Capital Region City Deal investment process. This land was secured by the Welsh Government in connection with the procurement phase for the next 'Wales and Borders Rail Service' which will include the development of the South Wales Metro, focusing specifically on the core valleys lines. An application was subsequently submitted for a rolling stock depot and associated works at Garth Works Industrial Estate, Taffs Well in 2018-2019. The Welsh Government has invested £100m in the new Transport for Wales depot, which will house and service 36 of the new metro vehicles operating on the Taff Vale lines. It is anticipated that the depot will become the base for a 400 train crew, 35 vehicle maintenance staff and an integrated South Wales metro control centre employing 52 staff.

Sustainable Transportation / Accessibility

Listed below are the allocated transport schemes which have been completed to date (LI 9):

- SSA 20.6 – Taffs Well Station Park and Ride;
- SSA 21.1 – Treforest Connect 2
- SSA 21.2 – Extension to Connect 2 scheme Pontypridd;
- SSA 21.3 – Maesycoed to Porth cycle route;
- SSA 21.4 – Glyntaff to Nantgarw cycle route;
- SSA 21.6 – Pontypridd to Tonyrefail via Llantrisant, sections 1 and 2 are now complete and the third section, which will complete the route, is currently under construction.
- SSA 18.2 – Talbot Green Bypass dualling – a long-term construction project has begun to further improve the Mwyndy Cross roundabout. Enhancements to key junctions are ongoing.

In the Southern Strategy Area, the A473 Llanharan Bypass is included within the SE Wales Valleys LTP and the WelTAG stage 1 and 2 reports have been complete, with an initial public consultation exercise undertaken over the proposed routes. Enhancements to key junctions continue in relation to the A473 Talbot Green Bypass allocation. All other cycle routes have proposals to improve sections of the route included within the Council's Integrated Network Map, which was approved by the Welsh Government in February 2018.

Further detail in relation to the transportation allocations may be seen in Appendix 1 – Status of Allocations.

During 2019-2020, the LDP and Development Management process has been successful in guiding development to sustainable locations. 100% of all new houses permitted during 2019-2020 are accessible and within 400 metres of at least one or more transport mode.

90.91% (10 of 11 permissions), of all new employment permitted is accessible and within 400 metres of one or more transport mode and all new retail permitted (30 of 30 permissions) is accessible and within 400 metres of one or more transport modes (LI 10).

Regeneration

Further elements of the Pontypridd Town Centre Regeneration Strategy were being implemented during 2019-2020 (LI 19).

Taking the Local Development Plan (LDP) as a starting point, and considering recent economic activity, the potential for significant regional growth, the ability of the private sector and other partners to deliver, together with the scale of opportunity and significance regionally; we have identified and developed a number of Strategic Opportunity Areas (SOA's) in RCT. SOA's are geographical areas where resources are focused to provide opportunities for the private sector to invest and create new jobs. Each SOA aims to provide a comprehensive and focused package to encourage investment and enterprise. On 21st September 2017, the Council approved five Strategic Opportunity Areas (SOAs), which includes 'Llanilid on the M4', 'The Wider Pontypridd, Treforest – Edge of the City, Heart of the Region', 'Pontypridd Town – Pivotal in the Region' and 'A4119 Corridor: Regional Rhondda Gateway' in the Southern Strategy Area. In doing so, the Council has committed to developing and delivering projects that will achieve the primary aspirations of these Strategies, particularly enabling significant economic growth and jobs.

Comment

As with Policy CS 1, the monitoring targets for Policy CS 2 require **40%** of the LDPs allocations in the SSA to be subject to planning consent or implemented by 2015 and 100% be subject to planning consent or implemented by 2021. To date, 21 allocations have either been implemented, subject to planning consent or part of the allocation has been permitted. This equates to **55%** of all 38 Strategic Site, residential, employment, retail and transportation allocations in the SSA.

It is also evidenced that there is continued housing delivery of significant proportions in the SSA for both market and affordable dwellings, with 4,089 dwellings built since the start of the plan period and 116 during the 2019-2020 monitoring period. In total 6,503 houses have been permitted in the SSA since the adoption of the plan in 2011, with 165 granted permission in this monitoring year. Again, it is considered that the overall delivery of these permissions will come forward with increased demand in the market.

The Council has further employed innovative ways of stimulating housing in Rhondda Cynon Taf. One such approach is its unique Developer Forum, where private house builders, social rented landlords along with the Council discuss their experiences in delivering houses, the barriers to this and possible solutions.

Following comprehensive valuation appraisals of all undeveloped housing allocations in 2017, the Facilitating Housing programme was implemented to allow the loan or grant of funds to help deliver them. Owners and agents for the shortlist of sites were contacted through 2018, with meetings undertaken on many. This has raised interest and progressed several sites forward, whilst development has recently begun on one. Furthermore, the inaugural Landowner and Developer event took place in early 2019 that brought the owners and agents of these undeveloped allocations together with developers and Social Landlords, along with necessary enabling Council departments and Welsh Government. This major event, attracting almost 100 people, has been commended by industry and landowners alike.

The Council acknowledges that despite sustained growth, the monitoring target is not being met.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.1 - Former Maerdy Colliery	1, 2, 4, 5, 7 & 10	NSA 4
TARGET:	MONITORING TARGET:	
The construction of 1ha of B1 and/or B2 of employment land, visitors centre and area of informal recreation.	ADOPTION: None	
	2015: Submission of application	
	2021: Development Complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>The Maerdy Colliery Strategic Site has been subject to partial land reclamation, although public funding is required to reclaim the major elements of the site. There have been some agreements reached with the wind farm development to provide access across the site and some funding has been agreed for small amounts of work but the main reclamation scheme is still unfortunately dormant. It is hoped that the wind farm will also generate some funding for design works for the site; land reclamation is not currently a Welsh Government funding priority. The Council continues to explore the potential for private funding in this regard.</p> <p>As part of the previous wind farm proposal, some engineering works have been carried out to allow access to the wind farm, and in so doing have improved the access onto the Strategic Site and the area designated for a visitor centre.</p> <p>The employment allocation has not yet been delivered, and although some access within the site is improved, it is not considered that the overall site is progressing as was expected and will not be delivered during the plan period.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
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CS 3.2 - Former Fernhill Colliery	1, 2, 4, 5, 7 & 10	NSA 5
TARGET:	MONITORING TARGET:	
The construction of between 350-400 dwellings, a local retail centre and area of informal recreation.	ADOPTION: None	
	2015: Submission of application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS RESULTS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>Since 2016-2017, new owners have been in pre-application discussions with the Council concerning the master planning of the site. An application has been submitted proposing various alternative, small scale uses on parts of the site, however it is yet to be determined. To date there has been no comprehensive development scheme presented to the Council for the site.</p> <p>The Council will continue to monitor the status of the site and work with the owners in order to allow the site to come forward for development, although it is acknowledged that the target will not be met.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.3 - Former Phurnacite Plant	1, 2, 4, 5, 7 & 10	NSA 6
TARGET:	MONITORING TARGET:	
The construction of 500 dwellings, 5.9 hectares of employment, a new primary school and area of formal/informal recreation.	ADOPTION: None	
	2015: Submission of planning application	
	2021: Development complete	
PERFORMANCE:		

CORE AND LOCAL OUTPUT INDICATORS:

LI 14, LI 15, LI 16, LI 17 and LI 18

ANALYSIS OF RESULTS:

There have been pre-application discussions between the Council and part owners of the site CPL (Coal Products Limited). Significant investment has already been made in remediating the site. An initial master plan and brief for the site have also been produced. The Coal Authority who own the other part of the site are currently undertaking some site investigation work however it is not anticipated that the site will be delivered in the near future. The Council's Regeneration section have further commissioned some analysis to establish future development opportunities for the site.

The Council continues to seek solutions to remediate the site in the first instance, given that it remains a strategic development site in the mid Cynon Valley. It is nevertheless acknowledged that the site will not come forward within the remaining, current plan period.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.4 - Land at Robertstown / Abernant	1, 2, 4, 5, 7 & 10	NSA 7
TARGET:	MONITORING TARGET:	
The construction of between 500-600 dwellings, 3.7 hectares of employment/leisure, a new primary school, medical centre and area of informal recreation.	ADOPTION: None	
	2015: Planning permission / implementation of development	
	2021: Development completed	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
Planning permission was granted for a supermarket on the Robertstown element of the site on the 1 st April 2015, although this has not come forward due to market changes.		

The new college campus that received approval in July 2015 is complete on the lower (employment/leisure) part of the Robertstown Strategic Site. It will continue to provide significant numbers of jobs and training opportunities. The college will also contribute to the development needs of the local population. Significant park and ride facilities have also been developed on the site.

2019-2020 has also seen permission granted for the construction of 20 no. industrial starter and hybrid industrial/office units incorporating use classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution). This application is a product of the £2.58m of European funding, which was secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. The project was part funded by the European Regional Development Fund (ERDF) through the Welsh Government.

There have been several landowners and developers showing interest in the development of the residential element of the Strategic Site and pre-application discussions have continued throughout 2019-2020, although no formal application progressed.

The development and interest shown in the site is such that the Council is confident that development will come forward on the site, even if it is beyond the end of the current plan period.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.5 - Land South of Hirwaun	1, 2, 4, 5, 7 & 10	NSA 8
TARGET:	MONITORING TARGET:	
The construction of 400 dwellings, 36 hectares of employment, a new primary school, 2000m ² retail floorspace, medical/community centre and area of informal recreation.	ADOPTION: None	
	2015: Planning permission / implementation of development	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
An application was approved for an outline application of 2,000m ² of retail development within the local centre element of the site. Given that there is no market for this scale of		

development at present, it is unlikely that a new application/supermarket will be forthcoming on the site.

Further detailed pre-application discussions have taken place concerning the potential after uses of the Strategic Site. Procedures have actively been set in motion to enable the numerous landowners of the site to come together in order to bring the site forward for development. WG are also actively progressing with the preparation for the dualling of the A465 Heads of the Valleys Road.

The opencast extraction operations have ceased on the employment element of the Hirwaun Strategic Site and restoration works have also taken place. It is however unlikely that any employment development will occur within the remaining plan period.

Whilst the site is progressing slowly, it is highly likely that any structural development would now take place outside the plan period.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.6 - Cwm Colliery and Coking Works	1, 2, 4, 5, 7 & 10	SSA 7
TARGET:	MONITORING TARGET:	
The construction of between 800-950 dwellings, 1.9 hectares of employment, a new primary school and area of informal recreation.	ADOPTION: None	
	2015: Submission of planning application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>There has been an approval of an outline application on the site for the demolition of the existing structures, (retention of listed tower), site remediation, land restoration and development to provide a mix of uses including 851 residential units (use class C3), a primary school and open space.</p> <p>Discussions are ongoing to seek options concerning how to unlock the development potential of the site, given the considerable clearance and remediation costs associated</p>		

with it.

Whilst the initial monitoring target has been met, the Council is not confident that solutions can be found to bring the site forward for development within the remaining plan period.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.7 - Mwyndy/Talbot Green Area	1, 2, 4, 5, 7 & 10	SSA 8
TARGET:	MONITORING TARGET:	
The construction of 500 dwellings, 15 hectares of employment, 23,400m ² new retail floorspace, 10,000m ² of leisure floorspace, a primary school, library/community facility and area of informal recreation.	ADOPTION: Planning Permission B1 & Residential Development	
	2015: Submission of planning application and implementation of development	
	2021: Development completed	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>There is a full approval for a superstore within the proposed town centre element of the Strategic Site, along with the infrastructure for the wider new town centre. The construction of this infrastructure is well advanced.</p> <p>The town centre has outline consent and comprises A1 retail space, A2 financial and professional service space, A3 food and drink space, B1 office space, a cinema, hotel, car parking and related infrastructure. The renewal, Section 73 application has been submitted to the Council however it is yet to be determined.</p> <p>It is hoped that the development of the retail elements of the Strategic Site will provide the platform for the employment and residential proposals across the wider site to come forward. In 2019-2020, 15,149m² of retail floorspace was permitted for a replacement Leekes store on the Mwyndy/Talbot Green Strategic Site.</p> <p>An outline application was also approved for 460 dwellings on the Cefn yr Hendy site, Mwyndy in 2017-2018. This site has however been the subject of a recent village green inquiry. With the inquiry now complete, it is hoped that a Reserved Matters application will</p>		

be forthcoming.

Whilst certain elements of the initial monitoring target have been met, it is unknown whether development will commence within the remaining plan period, it is recognised that the full delivery of the site will need to continue beyond the end of the plan period irrespective.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.8 - Former OCC Site Llanilid	1, 2, 4, 5, 7 & 10	SSA 9
TARGET:	MONITORING TARGET:	
The construction of 1950-2100 dwellings, 2,500m ² retail floorspace, a medical centre, library/community facility, a new primary school and associated public open space.	ADOPTION: 248 dwellings	
	2015: Planning permission granted and implementation of development	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>In the 2019-2020 monitoring year permission was granted and construction began on phase 1 of the Parc Llanilid development for 216 dwellings. Further phases of the development are likely to come forward within the next monitoring year and will be reported upon further in 2020-2021.</p> <p>The Parc Llanilid application is part of a larger permission, with a phasing masterplan for the remainder of the site, which is subject to the CIL process. The permission is for a comprehensive 'hybrid' scheme (full and outline) comprising of up to 1,850 dwellings and a neighbourhood centre, (including community & leisure facilities, primary school, retail and commercial floorspace). Other elements in the proposal include highways infrastructure, strategic landscape areas and public open space.</p> <p>Whilst certain elements of the initial monitoring target have been met and the Council is confident that the housing will continue to be delivered during the remaining plan period, it is recognised that full delivery of the site will however need to continue beyond the end of the plan period.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:	
CS 4 - Housing Requirements	1 & 9	CS 3, AW 1, NSA 5, NSA 7 – 9 & SSA 7 - 10	
TARGET:	MONITORING TARGET:		
Land will be made available for the construction of 14,385 new dwellings over the Plan period.	ADOPTION: 1751 Dwellings		
	2015: 8631 Dwellings		
	2021: 14,385 Dwellings		
PERFORMANCE:			
CORE AND LOCAL OUTPUT INDICATORS:			
CI 1, CI 2, CI 4 , CI 6 and LI 1			
ANALYSIS OF RESULTS:			
<p>Policy CS 4 requires the provision of land for the development of 14,385 new dwellings over the plan period. The latest Joint Housing Land Availability Study (2019) indicated that Rhondda Cynon Taf had a 1.3-year housing land supply as of the 1st April 2019 down from a 1.4 year supply the previous year (2018) (CI 1). The Welsh Government however revoked TAN 1 on the 26th March 2020, in favour of the new analysis modelling included within the Development Plans Manual (Edition 3). Therefore, it is now longer possible to compare current data with previous years, owing to the different systems involved.</p> <p>Shown below are the dwelling completion figures for Rhondda Cynon Taf from 2010-2011 through to 2019-2020:</p>			
	General Market	Affordable	Total
2019-2020	273	179	452
2018-2019	307	79	386
2017-2018	354	198	552
2016-2017	468	248	716
2015-2016	471	98	569
2014-2015	439	114	553
2013-2014	475	59	534
2012-2013	337	77	414
2011-2012	318	39	357
2010-2011	389	78	467

Taking these and previous completions into consideration, an overall total of **6,751** new dwellings were built in Rhondda Cynon Taf since the start of the plan period in 2006 (CI 2).

During 2019-2020, the Council approved 519 new dwellings in Rhondda Cynon Taf, this contributes to an overall total of **9,711** new dwellings permitted across the authority since the adoption of LDP. This equates to 1,079 units per year, since 2011.

The table below shows a total of allocated residential land and units permitted up to the end of the monitoring year, including this as a percentage of overall allocated residential land (CI 4). Essentially, this indicates that over half of all our considerable allocated housing units and land have gone through the planning process in Rhondda Cynon Taf, and benefit from planning permission. Although none of this occurred within the 2019-2020 monitoring year.

	<i>Size (ha)/Units</i>	<i>% Allocated Land/ % Allocated Units</i>
Up to 2011	30.76 / 589	7.96% / 6.4%
2011 - 2012	10.98 / 244	2.84% / 2.65%
2012 - 2013	5.37 / 151	1.39% / 1.64%
2013 - 2014	19.38 / 531	5.02% / 5.77%
2014 - 2015	50.58 / 950	13.1% / 10.32%
2015 - 2016	76.12 / 1,852	19.7% / 20.1%
2016 - 2017	0.6 / 14	0.16% / 0.152%
2017 - 2018	19.8 / 460	5.13% / 5%
2018 – 2019	0 / 0	0% / 0%
2019 – 2020	0 / 0	0% / 0%
Totals to date	213.4 / 4,791	55.3% / 52.03%

The residential allocations currently being developed or otherwise with planning permission are listed in the analysis of policies CS 1 and CS 2. The statuses of all allocations are shown in further detail in Appendix 1 - Status of Allocations.

There were no dwellings permitted on allocated sites within the 2019-2020 monitoring year, with the exception of the reserved matters at the former Coleg y Cymoedd site, Aberdare which have been counted previously. As such, an average density of housing permitted on allocated sites cannot be calculated for 2019-2020. The average density for 2017-2018 was 24.2 dph, which is below the desired density of LDP policies NSA 10 and SSA 11 (CI

5).

The construction rate of 452 completions during 2019-2020 is less than the annual completion target set out in the LDP and represents a percentage increase of 14.60% on the previous year's building activity (386 – 2018-2019), a percentage decrease of 18.12% on 2017-2018 (552 dwellings) and a percentage decrease of 36.87% from 2016-2017 (716 dwellings). The information laid out above is evidence that there is a continued delivery of new houses in Rhondda Cynon Taf, however this is slowing for both market and affordable dwellings. Since the start of the plan period, a total of 6,751 dwellings have been built.

The global economic recession had a significant effect on the operations of the housing market in the early years of the LDP. The situation in Rhondda Cynon Taf mirrored that of many South East Wales authorities. The under-performance of the housing market locally was attributable to economic conditions and not necessarily to the availability of land. Brexit is also an issue, with house builders previously warning that they would be cautious when the transition arrangement cease, currently likely to be the 01st January 2021. This has undoubtedly been compounded by the COVID-19 crisis, which is having a current effect on the housing sector. The continued uncertainty caused by COVID-19 is having an impact on all sectors of the economy, and significantly effecting GDP. Although the level of house building improved up to 2016-2017, it has dipped quite significantly in the last three years, as such, it is becoming more important to reconsider the housing requirement and potential local market interventions. It should however be noted that any revised plan will be compiled in difficult and fluctuating economic circumstances.

The 2019-2020 average house price in the County Borough was £113,747, up from £111,787 in 2018-2019. The average price of a property in Wales during 2019-2020 was £161,719 (Land Registry, May 2020).

The Development Plan Manual provides guidance on the new housing trajectory model that replaces the former JHLA process, which was revoked on the 26th March 2020. For those LPAs with less than 5 years remaining on their LDP, the Council will need to extrapolate the Average Annual Requirement (AAR), to give an estimate of the land requirement. It is however acknowledged that it will be difficult to glean any meaningful information from this method at the end of the plan period.

The result of the last Joint Housing Land Availability Study 2019 (before the system changed to the Average Annual Requirement), illustrates an issue with short-term land availability, given that there was sufficient housing land to last for only 1.3 years (down from 1.4 in 2018 and equal to 1.3 years in 2017), compared to the requirement for authorities to have a 5-year supply. The housing land supply was formerly calculated using the residual method, based on the adopted LDP housing land requirement, LDP housing land allocations and other sites with planning permission. The annual JHLAS reports have attributed this low figure partly to the proportion of brownfield land in the supply (where a longer lead-in time after grant of planning permission is required, to allow for site preparation), and partly to the effect of the large Strategic Sites (that have development programmes well in excess of 5 years).

The target of delivering the housing numbers identified in the LDP is not being met. The plan identified a need of 14,385 dwellings to be built by 2021, at a rate of 959 dwellings per

year throughout the plan period. This accorded with Welsh Government's population projections, at the time of the LDP plan preparation.

It has also become increasingly clear that the LDP housing land requirement was unrealistically high. The residual method produced an increasing supply shortage, annually, which despite improved levels of house building activity, presented an increasingly unattainable target each year. Despite the five-year housing land supply residual method of calculation being revoked, it is acknowledged that the Council will need clear evidence on the housing requirement to inform the revised LDP.

Rhondda Cynon Taf undertook an initial analysis and interpretation of the updated Household Projections issued by Welsh Government in February 2014. Based on a broad calculation using these revised figures, 9,500 new dwellings would be needed to meet the projected housing need between 2011 and 2031. Therefore a much lower annual build rate of around 600 dwellings per year would be considered necessary from here on in. This is much more in line with previous years' housing completion figures, although it is acknowledged that the previous three years have not met this target either.

It is considered that significant permissions by the Council over the past years, totalling 9,711 dwellings since 2011 gives some opportunity for housing development to continue however the opportunity for growth appears limited at this time. It should however be recognised that the house builders are somewhat restricted by market demand with respect to their ability to build greater numbers of housing.

Therefore, in terms of the actual monitoring targets as they stand it is accepted that they are not being achieved and it is unlikely that this will be addressed without specific intervention. The Council, in response to the underperformance of this policy, is progressing and exploring a number of methods of intervention, which aim to address the issues that are affecting delivery of the sites. This will be a significant consideration of the LDP revisions procedure, particularly in light of the constraints placed upon the economy by the Coronavirus crisis.

The Council will continue to liaise with house builders via its unique Developer Forum, where private house builders, housing associations and the Council meet several times a year to discuss their experiences in delivering houses, the barriers to this and possible solutions.

During 2016-2017, the Council commissioned the company GVA Grimley (now Addison Young) to undertake a comprehensive valuation appraisals of some prospective/potential housing sites along with all undeveloped housing allocations in the LDP. This was to increase understanding about the sites and subsequently, to help enable their development.

During 2018-2019, the Council continued to bring forward suitable sites for the Welsh Government hosted 'plot shop', to allow those within the County Borough with aspirations for self-build to acquire a plot to increase housing numbers.

Several meetings with landowners have also taken place recently in order to facilitate

housing within the County Borough. Additionally, the Council hosted a 'Delivering Housing in RCT' event in May 2019 where it invited volume house builders, SME developers and smaller builders/tradespeople associated with the Federation of Master Builders. Other attendees included housing associations, landowners and officers from a variety of Council departments. The event attempted to stimulate develop on the remaining housing allocations within the LDP. The event has raised the profile of a number of these sites and has seen individuals actively seeking agreement to bring a few of these sites forward.

It should be noted that development proposals have also come forward on significant windfall sites across the County Borough in recent years. Such sites include the former comprehensive schools in the Cynon Valley, which are either under construction or have secured permission, as well as the former Coleg y Cymoedd (formerly Coleg Morgannwg) site in Cwmdare.

The Council acknowledges that overall the housing target is not being met. There are a number of reasons for this, as outlined above, however a small number of these housing allocations have proved too unviable to develop. This has been due to numerous issues including topography and the degree of land remediation required to allow for development to commence. The current economic climate is a factor also, as there is no money/funding available for land remediation works, especially when viability is marginal within the area due to traditionally lower land/sales values. Consequently, it is acknowledged that the Council will need to look carefully at this issue in the revised LDP.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 5 - Affordable Housing	1, 6 & 10	AW 3, NSA 11 & SSA 12
TARGET:	MONITORING TARGET:	
To provide 1770 affordable homes in Rhondda Cynon Taf over the Plan period.	ADOPTION: 237 Dwellings	
	2015: 1062 Dwellings	
	2021: 1770 Dwellings	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 2, CI 4, LI 1, LI 2, LI 3 and LI 4		
ANALYSIS OF RESULTS:		
Policy CS 5 seeks the provision of 1,770 affordable homes over the LDP period. During 2019-2020, 179 new affordable homes were built in Rhondda Cynon Taf. This brings the		

total number of affordable homes built since the start of the plan period in 2006 to 1,377. A total of 200 affordable units were approved during 2019-2020.

The delivery of new affordable housing in Rhondda Cynon Taf is intrinsically linked to the development of new general market housing. However, we have also witnessed many wholly-affordable housing developments over recent years; including from Housing Associations through their re-investment and with aid from the Social Housing Grant along with RCT investment in Extra Care developments.

It is hoped that such activity will continue going forward however the COVID-19 crisis will undoubtedly have some impact, although the extent of this is presently unknown.

Although the target isn't quite being met, it is indeed very close to the figure set at the outset of the LDP, which is an acknowledgeable achievement. Further analysis of affordable housing need will be identified and targets re-set in the Revision of the LDP.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 6 - Employment Requirements	3	AW 11, NSA 14 – 16 & SSA 14
TARGET:	MONITORING TARGET:	
Development of 51 hectares for 'strategic' employment and 47 hectares for 'local' employment opportunities.	ADOPTION: None	
	2015: 25ha 'strategic' employment / 23 ha for 'local' employment	
	2021: 51ha for 'strategic employment' / 47 ha for 'local' employment	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 3, CI 4, CI 6 and LI 5		
ANALYSIS OF RESULTS:		
<p>Policy CS 6 of the LDP allocates 51 hectares of land for strategic employment and 47 hectares for local employment purposes. One of the local employment allocations (NSA 14.2), in Hirwaun Industrial estate continued to implement its consent during 2019-2020 and another local site (NSA 14.1) received outline planning permission for a mixed-use scheme on the 16th May 2016 at the former Chubb Factory, Ferndale.</p> <p>The 4.17ha allocation at Hirwaun Industrial Estate (NSA 14.2) is for a sustainable waste</p>		

resource recovery and energy production plant at Fifth and Ninth Avenues. This scheme includes a combined heat and power plant with a capacity of 20MW. Two buildings have been erected to date with significant ground works undertaken.

The mixed-use application at allocation NSA 14.1 in Ferndale has received outline permission for a comprehensive mixed-use redevelopment of the former Chubb Factory site, comprising up to 172 residential dwellings (Class C3) and up to 20,750 sq. ft. of mixed-use commercial, retail and employment floor-space (Class A1, A2, A3, B1 and D1). This consists broadly of the middle third section of the site; although there are large areas of the employment site in alternative use, there are significant employment proposals, and an opportunity to bring considerable investment to one of the most deprived communities in RCT. It is considered that this development could be a catalyst for the remainder of the employment site to come forward in its allocated use. The application has further been conditioned to deliver the employment element at the outset of the development stage.

The employment allocation SSA 14.1 at Coed Ely, Tonyrefail has had a reserved matters application approved to extend the existing road to the top of the allocation and service the individual plateaus, alongside the erection of a B1/B2/B8 unit. Furthermore, permission was also granted in 2019-2020 for the development of plot C3 for a B1/B2/B8 employment unit, totalling 3,065.78m². This unit is presently under construction. The whole site has permission for Employment development, up to 30,937m² gross floor area: non-residential institutions (use class D1, up to 3,716m²); outdoor recreation up to 0.71ha with ancillary changing room facilities and energy centre. It is anticipated that this will act as a catalyst for the remainder of the Coed Ely site to come forward. It is however acknowledged that the majority of the site will not witness development within the existing plan period.

The 2019-2020 monitoring year saw permission granted for a total of 14,898m² of gross employment floorspace. The most significant of these permissions include the Transport for Wales depot and office, comprising minor modifications to the existing building at the site, at the former Treforest Textile Printers site on Treforest Industrial Estate. Additionally, 2019-2020 has also seen permission granted for the construction of 20 no. industrial starter and hybrid industrial/office units incorporating use classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution). This application is a product of the £2.58m of European funding, which was secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. The project was part funded by the European Regional Development Fund (ERDF) through the Welsh Government.

Following on from the outline permission granted at the Taff Vale Precinct Site, Pontypridd in 2016-2017; the Council submitted a full planning application in 2017-2018 due to an increase in floorspace from the original 12,675m². Consequently, the element of B1 office space approved by the full application now stands at 8,488m². The other elements of the scheme include 1,064m² of D1; 1,038m² of D2; 568m² of A3 and 3,525m² for basement/circulation/plant/servicing etc. The development was complete in the 2019-2020 monitoring year, with the floorspace distributed across three buildings.

The Council granted a number of permissions during 2019-2020 for industrial development. The 14,898m² of gross industrial floorspace permitted comprises a number of changes of use, extensions and new developments. The most significant of these have been

mentioned above.

Whilst the majority of these permissions have not been granted on allocations, they are testament to the continued investment within the local economy of Rhondda Cynon Taf, in addition to making further contributions towards the Council's employment land bank. Furthermore, such economic activity has contributed to the creation of 2,580 business births within RCT during 2018 (StatsWales). This is above the South East Wales average of 793.5 business births for the same year. Whilst it is not a positive increase on last year (2,935), it is on prior years: 1,240 new businesses within RCT during 2016, 925 (2015), 790 (2014), 785 (2013) and 505 (2012).

The Council has not been able to survey all of its employment sites within the County Borough during 2019-2020, due to the COVID-19 global pandemic. Therefore, the results of the previous year's monitoring (2018-2019) are as follows:

The Council annually monitors c.100 operational employment sites across the County Borough, which contain approximately 1,669 units. The vast majority of these units are traditional B1, B2 and B8 employment uses although the units also consist of other uses suited to industrial estates such as sui generis and certain D Class uses. As well as ensuring the ability of new sites to come forward, the LDP plays a key role in protecting and managing these existing, operational sites. The monitoring process indicates that there is an average vacancy rate of 6.95% across all operational employment sites (as of 2019), down from 7.95% in 2017-2018, 9.0% in 2016-2017 and 13.8% in 2015-2016. Some of these sites also have considerable areas of cleared or undeveloped land within them for future development and inward investment opportunities.

Altogether the Council has 730.99 hectares of employment land within its land bank with 145 hectares of land remaining available for development within the land bank. When the undeveloped allocations are removed from this total, the remaining developable area comes to 54.19ha. The existing operational employment sites total 632.99ha and host 1,669 units, of these, 116 units were recorded as vacant during the 2019 employment survey.

In designating the employment sites in the LDP, the Council considered that the most appropriate and suitable sites were allocated to meet the calculated need for new major employment land in the County Borough. Although, it is clear that the existing allocations have not been necessary to the market to the extent existing employment sites have been..

The Council again acknowledges that the specific target is not being met with regards to the delivery of its employment land allocations. Despite some encouraging economic activity throughout the County Borough, it is recognised that a number of the existing allocated employment sites have not received significant interest over the plan period to date. Whilst it is expected that the delivery of new employment land will be challenging, the permissions and works scheduled for Coed Ely will ensure continued inward investment within the County Borough, whilst contributing towards the employment need. Despite this, many of the other employment sites have not been developed as anticipated at the outset of the plan period. This issue will need to be assessed during when compiling the evidence for the revised LDP.

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POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 7 - Retail Development	2 & 6	NSA 17 SSA 15
TARGET:	MONITORING TARGET:	
Improve viability and vitality of 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf over the Plan period Development of between 34,400m ² -36,400m ² new retail floorspace throughout the County Borough over the Plan period	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 4, CI 6, CI 7, LI 6, LI 7 and LI 8		
ANALYSIS OF RESULTS:		
<p>The LDP allocates land for the development of between 34,400sqm and 36,400sqm of new retail floorspace.</p> <p>In 2019-2020 permission was granted for 15,149m² for the demolition of existing Leekes store (Pontyclun) and construction of replacement store, mixed retail floorspace and food store, together with associated access, car parking and other facilities. This was the only major retail permission granted in the County Borough, during 2019-2020. It should however be noted two Class A1 (retail) units and three Class A3 (food and drink) units, were permitted in the monitoring year on the allocation at the land East of Mill Street, Tonyrefail. All other small retail permissions in 2019-2020 have been for changes of use or mixed-development, equating to 3.78 hectares.</p> <p>Since the adoption of the LDP, planning permission has also been granted for 7,717m² of new retail floor space at Pontypridd Retail Park/Brown Lennox - SSA 15.1. This 2-hectare site is now fully developed and operational.</p> <p>Permission for a large retail unit (with residential above) at the former Boot Hotel granted in 2016-2017 commenced works in 2017-2018 and has continued throughout 2018-2019. The unit comprising 425m² of retail floor space is within the primary shopping frontage of</p>		

Aberdare town centre and will bring a long-term vacant property back into beneficial use. Further, ground clearance commenced in 2017 on the site of the former Taff Vale Precinct Site, Pontypridd, where the development would encompass 568m² of Class A3 retail (food and drink). Building work on the site commenced during 2018 and continued throughout the 2018-2019 monitoring year and has now concluded.

Construction has commenced on the wider infrastructure for the superstore on the Mwyndy-Talbot Green Strategic Site, which was permitted during the 2014-2015 monitoring period. The wider Town Centre was approved for approximately 34,000m² of retail and further significant leisure, office and hotel floorspace. The permission at the Llanilid Strategic Site will also see the creation of the local centre there, with some retail element. Additionally, during the 2015-2016 monitoring period a S106 agreement was signed granting planning permission for a supermarket including access improvements on the Strategic Site in Hirwaun.

The Council acknowledge that the retail allocations within the plan have not progressed as envisaged. Despite numerous permissions throughout the County Borough, economic circumstances have seen the desire for major retail floorspace wane in recent years. Accordingly, it is clear that the existing allocations and some of their associated permissions are no longer achievable within the current economic climate. Therefore, the broader retail need will require careful consideration during any LDP revisions procedure.

The table below shows the vacancy rates for the Principal Towns and Key Settlements over recent years (LI 7):

Principal Town / Key Settlement	Vacancy Rate 2019-2020	Vacancy Rate 2018-2019	Vacancy Rate 2017-2018	Vacancy Rate 2016-2017	Vacancy Rate 2015-2016	Vacancy Rate 2014-2015	Vacancy Rate 2013-2014	Vacancy Rate 2012-2013	Vacancy Rate 2011-2012
Aberdare	14.54%	13.51%	14.09%	10.40%	9.00%	9.00%	12.70%	8.18%	6.00%
Pontypridd	11.33%	12.20%	7.31%	8.70%	8.70%	8.70%	9.20%	9.22%	7.28%
Llantrisant/Talbot Green	1.5%	3.41%	5.30%	4.30%	2.60%	1.70%	2.70%	2.68%	3.57%
Ferndale	8.69%	6.52%	13.04%	17.40%	13%	10.90%	8.70%	6.52%	8.70%
Hirwaun	9.52%	9.50%	21.73%	22.70%	22%	9.50%	0%	0%	4.76%
Llanharan	0%	5.00%	0%	5.00%	0%	0%	10%	0%	0%
Mountain Ash	15.95%	21.50%	11.70%	11.70%	12.70%	18.30%	20.40%	23.66%	18.28%
Porth	23.77%	15.80%	11.57%	14.00%	10.80%	14.20%	15.80%	11.48%	10.92%
Tonypandy	18.67%	18.00%	16.44%	16.40%	20.53%	19.70%	18.40%	23.33%	18.24%
Tonyrefail	14.81%	24.07%	18.51%	20.40%	12.90%	13.50%	9.60%	11.53%	7.55%
Treorchy	5.0%	6.60%	7.37%	5.80%	9.00%	6.80%	4.20%	6.83%	5.93%
Overall Vacancy Rates	11.25%	12.37%	11.50%	12.40%	10.60%	10.80%	11.40%	10.80%	9.10%

The overall 2019-2020 town centre vacancy rate for the Principal Towns and Key Settlements is 11.25%, as determined by the Council's annual retail survey conducted in October 2019. This is 1.12 percentage points lower than last year's figure of 12.37% but higher than the UK average town centre vacancy rate of 10.0% (October 2019;

Springboard). When compared with the Welsh (whole of Wales) average town centre vacancy rate, which stands at 13.4%; Rhondda Cynon Taf was 2.15 percentage points lower (October 2019; Springboard).

The individual Principal Town of Llantrisant/Talbot Green generally has a low vacancy rate, this is currently 1.5%, which is the lowest vacancy rate since the adoption of the LDP. The 2019-2020 vacancy rate for Llantrisant/Talbot Green is vastly below both the UK and Welsh average, at 8.5 and 11.9 percentage points lower respectively. Pontypridd is also below the Welsh average with a vacancy rate of just 11.33%, down from 12.2% in 2018-2019. Pontypridd is 2.07 percentage points below the Welsh average but 1.33 percentage points above the UK average. Aberdare has however witnessed a general rise in its vacancy rate over the past few years, with the current vacancy rate standing at 14.54%, which is one percentage point higher than a year prior. Aberdare is above both the UK and Welsh average by 4.54 and 1.14 percentage points respectively.

The Key Settlements vacancy rates are somewhat varied ranging from 0% in Llanharan to 23.77% in Porth. Of the eleven Principal Towns and Key Settlements, six are below the Welsh average (13.4%), with Pontypridd having the highest rate of these at 11.33%. Mountain Ash (15.95%), Porth (23.77%), Tonypany (18.67%), Aberdare (14.54%) and Tonyrefail (14.81%) are all above the Welsh Average. The overall vacancy rate has decreased by 1.12 percentage points from 2018-2019, reflecting general UK and Welsh trends.

Whilst the vacancy rate has decreased slightly this year, it continues to reflect the general trends as witnessed throughout the UK as a whole. Rhondda Cynon Taf is 2.15 percentage points below the Welsh Average, which indicates that the town centres are still performing consistently overall. The general picture of retail remained positive within 2019-2020, with a good number of smaller permissions approved. An element of this can certainly be attributed, in part, to the significant and continued investment in our centres' regeneration. The COVID-19 pandemic is however expected to have a significant, detrimental impact on the economy and this is likely to be reflected within RCTs retail centres in the short-term. The extent of the impact is however unknown at present.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 8 - Transportation	6 & 8	NSA 20 to NSA 23 & SSA 18 to SSA 21
TARGET:	MONITORING TARGET:	
Promote more sustainable forms	ADOPTION: None	

of transport throughout Rhondda Cynon Taf	2015: 40% of allocations
Reduce need to travel through the development of new services in accessible locations throughout the plan period	2021: 100% of allocations
PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
LI 9 and LI 10	
ANALYSIS OF RESULTS:	
<p>The LDP allocates land for a range of transportation schemes, including major highways, roads, public transport, walking and cycling.</p> <p>Listed below are the schemes completed to date:</p> <ul style="list-style-type: none"> • NSA 21.3 – Expansion of existing park and ride facilities, Robertstown; • NSA 23.3 – The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate; • NSA 21.2 – Land south of Ty Trevithick, adjacent to A470 Abercynon. • SSA 20.6 – Taffs Well Station Park and Ride; • SSA 21.1 – Treforest Connect 2 • SSA 21.2 – Extension to Connect 2 scheme Pontypridd; • SSA 21.3 – Maesycoed to Porth cycle route; • SSA 21.4 – Glyntaff to Nantgarw cycle route; • SSA 21.6 – Pontypridd to Tonyrefail via Llantrisant; sections 1 and 2 are now complete and the third section is under construction. • SSA 18.2 – Talbot Green Bypass dualling – a long term construction project has begun to further improve the Mwyndy Cross roundabout. Enhancements to key junctions are ongoing. <p>In addition to the above, progress has been made with other allocated schemes. In the Northern Strategy Area, the Mountain Ash Southern Cross Valley Link received planning permission for an east-west highway link via an upgraded junction on the A4059. Construction commenced in the summer of 2017 and is due for completion in September 2020, where a new bridge will be built spanning the Aberdare – Pontypridd railway line and River Cynon. The Mountain Ash Northern Cross Valley Link was reviewed and considered as part of the development of the southern link however the southern link has been prioritised.</p>	

The park and ride provision for Strategic Site 5 (Hirwaun) has been proposed as part of the wider Cynon Gateway scheme and the SE Wales Valleys LTP. A study of potential transport options along the currently mothballed rail line to Hirwaun has also been commissioned by Transport for Wales, who have now taken over the infrastructure assets from Network Rail.

A considerable new park and ride facility has been developed for 310 spaces on vacant land on the Navigation Park business park in Abercynon. Additional spaces have also been created at the existing park and ride there, following a re-assessment of the car park's layout.

A section of the cycle route between Gelli Industrial Estate and Rhondda Sports Centre was implemented in 2017-2018, funded by the Safe Routes in Communities initiative. All other cycle routes within the NSA have been earmarked for improvement or extensions as part of the Council's Integrated Network Map, which was approved by the Welsh Government in February 2018.

The development of a cycle route along the Rhondda Fawr is closely linked to the proposed re-opening of the disused rail tunnel linking Blaencwm (RCT) with Blaengwynfi (Neath Port Talbot). In conjunction with the Rhondda Tunnel Society, the first stage of the WeITAG process has been completed. A Business Case is in the process of being undertaken. In tandem, a feasibility study is being undertaken into the possible alignment of the new cycle route between the entrance to the tunnel and Porth. This study is being undertaken in close liaison with Transport for Wales following the transfer of rail assets along the Valley Lines Network from Network Rail to Transport for Wales.

In the Southern Strategy Area, the A473 Llanharan Bypass is included within the SE Wales Valleys LTP and the WeITAG stage 1 and 2 reports have been completed, with an initial public consultation exercise undertaken over the proposed route and junctions. Enhancements to key junctions continue in relation to the A473 Talbot Green Bypass allocation. All southern strategy area cycle routes have proposals to improve sections of the route included within the Council's Integrated Network Map, which was approved by the Welsh Government in February 2018.

Further LDP transportation allocations may also come forward in accordance with the South East Wales Metro system, which includes the potential for further expansion of the Robertstown Park and Ride scheme. Also, as patronage is expected to increase with Metro proposals; the existing facilities are likely to reach capacity within the next two years. The park and ride provision at Taffs Well is complete. Taffs Well is recognised as a key node in the transport network and further enhancements are envisaged as part of the Metro/City Deal (SSA 20.6). Demolition of the industrial estate at Garth Works has taken place recently, to allow for the permitted public transport hub and depot to be constructed.

The South East Wales Valleys LTP contains proposed schemes to further increase capacity at Pontyclun and Treforest stations, which are likely to reach capacity within the next two years also. There is further pressure at Llanharan station; feasibility work is ongoing to identify any potential for the expansion of the park and ride facilities. Following the completion of construction of a remaining section, near Cross Inn, a continuous active

travel route now exists between Pontypridd and Llantrisant.

The majority of the undeveloped transportation and cycle route allocation schemes have been included in the South East Wales Valleys Local Transport Plan. This was prepared by 5 Local Authorities in the area and set out the intended and potential timescales and funding mechanisms for these schemes.

It is also worthy of note that the Welsh Government undertook a consultation exercise with the Council previously on the alignment of the A465 dualling. Progress on its construction will hopefully begin over the coming years. Proposals to link the dualled road with the proposed A4059 Aberdare Bypass Extension (policy CS8.a3), as included in the South East Wales Valleys Local Transport Plan, were also put forward.

Further information on the progress of the allocated transportation schemes may be seen in Appendix 1 – Status of Allocations.

During the monitoring year, the LDP and Development Management process has been successful in guiding development to sustainable locations. 100% of all new houses permitted during 2019-2020 are accessible and within 400 metres of at least one or more transport mode.

90.91% (10 of 11 permissions), of all new employment permitted is accessible and within 400 metres of one or more transport modes and all new retail permitted (30 of 30 permissions) is accessible and within 400 metres of one or more transport modes (LI 10).

The monitoring targets are not being met at the present time. Further consideration will need to be given to the funding of the remaining schemes. All transport allocations will also need to be given due consideration as part of any LDP revisions procedure.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 9 - Waste Management	1, 2, 4, 5, 6 & 8	NSA 1 to NSA 27
TARGET:	MONITORING TARGET:	
The development of between 12.5 and 21.7 hectares to meet capacity requirements for waste management over the Plan period	ADOPTION: N/A	
	2015: N/A	
	2021: N/A	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		

CI 10**ANALYSIS OF RESULTS:**

2.4% of a total waste management capacity of 12.5ha, or 1.38% of a total waste management capacity of 21.7ha was permitted during 2019-2020

The recycling/reuse/composting rates for **2019-2020** were as follows:

Recycled – 49.30%;
 Reused – 1.23%;
 Composted – 14.24%;
 Energy Recovery – 39.08%; and
 Landfilled – 4.58%.

It is considered that the monitoring target is being met with regards to waste management. Again, this area will be considered further as part of the review of the LDP, to take into account any necessary amendments as a result of national guidance on Waste.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 10 - Minerals	10	AW 14 & SSA 26
TARGET:	MONITORING TARGET:	
Maintain 10-year land bank of permitted aggregates reserves	ADOPTION: N/A	
	2015: N/A	
	2021: N/A	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 11		
ANALYSIS OF RESULTS:		
No primary land-won aggregates were permitted for extraction in 2019-2020, however aggregate production in Rhondda Cynon Taf continues at Craig yr Hseg quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun.		
A full application for a Western extension to the existing Craig yr Hseg Quarry, Pontypridd		

is still currently being considered by the Council. This is for the phased extraction of an additional 10 million tonnes of pennant sandstone and an overall restoration scheme for the quarry.

5 SUSTAINABILITY APPRAISAL MONITORING

- 5.1 The Sustainability Appraisal (SA) of the LDP identifies 22 targets and 25 significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The monitoring requirement of the Habitats Regulations Assessment is also being undertaken as part of the SA monitoring process.
- 5.2 A key issue in determining the Plan’s sustainability progress is in ensuring the proposed indicators are providing the necessary information to allow prediction of the effects of the plan.

Results of the SA Monitoring

1. Housing	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Reduce discrepancies between requirement and availability of affordable and special needs housing stock. 	<ul style="list-style-type: none"> Number of new affordable housing units provided during the year as a percentage of all housing units provided during the year.
Monitoring Results	
<p>During 2019-2020, a total of 452 dwellings, including both market and affordable, were built throughout the County Borough. 179 of these were affordable, equating to 39.60% of all houses built during the year. A further 200 affordable units were approved during this period, of a total of 519 dwellings approved, equating to 38.54%.</p> <p>This number of affordable units provided during the year is 84 more than the 79 built in 2018-2019 and 35 less than the 198 built in 2017-2018. From an SA perspective, the overall figures for affordable housing in recent years are positive and the prediction made in the SA of an overall increase in provision of affordable housing is indeed correct. The SA also predicted that this would have positive long-term effects for health and the economy through the retention of young people and families, especially in the northern areas, where depopulation is an issue.</p> <p>As noted in the analysis of results for CS 5 (Affordable Housing), the delivery of affordable housing is closely tied to the overall house building figures. In order to have a sustained long-term and positive effect on housing, employment and health; the number of affordable homes delivered will need to continue to increase over the remaining plan period. This will be dependent on further economic recovery and increased build rates of market housing on a national and local scale. It is recognised that this will be difficult given the effects likely to be felt as a result of the</p>	

global coronavirus pandemic. Development of greater numbers of affordable units will also be dependent on working closely with Registered Social Landlords and seeking alternative methods of delivery. Greater WG funding of social housing may also be required.

2. Culture and Heritage		
SA Target	SA Indicator	
<ul style="list-style-type: none"> Reduce number of buildings on at risk register (year on year). Maintain/ protect locally designated sites of cultural value and areas of high archaeological value. 	<ul style="list-style-type: none"> Buildings at Risk (absolute number). Number of Designated Sites with Management Plans. 	
Monitoring Results	(Buildings at risk)	(Mgt plans)
<p>April 2019-March 2020:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2018-March 2019:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2017-March 2018:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2016-March 2017:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2015-March 2016:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2014-March 2015:</p>		

- 47 Buildings at Risk;
- 7 Designated Sites with Management Plans.

April 2013-March 2014:

- 47 Buildings at Risk;
- 7 Designated Sites with Management Plans.

April 2012-March 2013:

- 47 Buildings at Risk;
- 7 Designated Sites with Management Plans.

April 2011-March 2012:

- 47 Buildings at Risk;
- 7 Designated Sites with Management Plans.

Although buildings may well have been restored (or other listed buildings deteriorated) during this last year, they will only be formally removed/amended at a Buildings at Risk re-survey. As Cadw have not re-surveyed the listed buildings in RCT since 2011, the indicator results remain as last year. 7 designated sites have management plans.

This monitoring period has seen a number of very positive investments in Listed Buildings in the County Borough. This builds on the great work seen in previous monitoring periods such as the redevelopment of Aberdare Town Hall and the very successful redevelopment of the Lido in Ynysangharad Park in Pontypridd.

A number of other recent improvements have also been made to many of the buildings on the heritage at risk register. These include the Black Lion Hotel in Aberdare, which has been renovated both internally and externally and is currently in the process of implementing its consent for retail with residential above. Additionally, the Labour Exchange (also in Aberdare) has seen significant investment having been fully restored and is now occupied as residential apartments. In Pontypridd during this and previous monitoring periods, restoration has continued at the former Coed y Lan school which has been partially restored and occupied. Additionally, many other properties within the Pontypridd Conservation area have been restored and are now occupied by new retailers with residential flats above.

3. Communities

SA Target

- Improve access to public

SA Indicator

- Proportion of new housing, employment

<p>transport and community facilities for all.</p> <ul style="list-style-type: none"> • Increase % of people with qualifications and improve skills. 	<p>and retail development accessible by a range of transport modes per annum.</p> <ul style="list-style-type: none"> • Number of enrolments on adult education courses per 1000 population. • % of 15/16 year olds achieving the 'core subject indicator' (grade C in GCSE English or welsh and Science in combination).
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Monitoring Results	(access to transport modes)	(education)
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Improve access to public transport and community facilities for all.

April 2019 – March 2020

- 100% of all new houses permitted (519 dwellings) during 2019-2020 are accessible and within 400 metres of at least one or more transport mode.
- 90.91% (10 of 11) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- 100% of all new retail permitted (30 of 30) are accessible and within 400 metres of one or more transport mode.

April 2018 – March 2019

- 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode.
- 100% (11 of 11) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (20 of 20) are accessible and within 400 metres of one or more transport mode.

April 2017 – March 2018

- 99.82% of all new houses permitted during 2017-2018 are accessible and within 400 metres of at least one or more transport mode.
- 100% (12 of 12) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (23 of 23) are accessible and within 400 metres of one or more transport mode.

April 2016 – March 2017

- 99.82% of all new houses permitted during 2016-2017 are accessible and within 400 metres of at least one or more transport mode.
- 100% (12 of 12) of all new employment permitted is accessible and within

400 metres of one or more transport mode.

- All new retail permitted (18 of 18) are accessible and within 400 metres of one or more transport mode.

April 2015 - March 2016

- 99.95% of all new houses permitted during 2015-2016 are accessible and within 400 metres of at least one or more transport mode.
- 92.3% (12 of 13), of all new employment permitted is accessible and within 400 metres of one or more transport mode. The 13th unit is a farm diversification scheme.
- All new retail permitted (23 of 23) are accessible and within 400 metres of one or more transport modes.

April 2014 - March 2015

- 99.89% of all new houses permitted during 2014-2015 are accessible and within 400 metres of at least one or more transport mode.
- 86.6% (13 of 15), of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (22 of 22) is accessible and within 400 metres of one or more transport modes.

April 2013 - March 2014

- 99.6% of all new houses permitted during 2013 -2014 are accessible and within 400 metres of at least one or more transport mode.
- 78.6% (11 of 14), of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted is accessible and within 400 metres of one or more transport modes.

April 2012 - March 2013:

- 99.3% of all new housing permitted during 2012-2013 are accessible and within 400 metres of at least one or more transport mode (in addition to the private car).
- 89.5% (17 of 19), of all new employment permitted is accessible/within 400 metres of one or more transport mode.
- 96% (28 of 29) of all retail permitted is accessible/within 400 metres of one or more transport modes.

April 2011 - March 2012:

- 97.7% of all new housing permitted during 2011-2012 are accessible and within 400 metres of one or more transport mode.

- 99.7 % of all new employment permitted is accessible/within 400 metres of one or more transport mode.
- 100% of all retail permitted is accessible/within 400 metres of one or more transport modes.

Overall, the indicators measured for accessibility illustrate a very high level of performance. There has been a slight decrease in the percentage of employment permitted within 400m of one or more transport mode to from 100% in 2018-2019, to 90.91% in 2019-2020. Retail retains its score of 100% in 2019-2020, whilst housing has risen from 99.61% in 2018-2019 to 100% in this monitoring year. It is clear that the LDPs strong policies on public transport are having the predicted positive effect with regard to new development. This will also have positive effects for existing communities in the long term.

April 2019 – March 2020

- There were 3,734 enrolments onto adult ed courses
- Usual school examination were suspended for both 2019/20 and 2020/21. Data on grades awarded by Teacher assessment is not comparable and we have been advised against providing local authority aggregated data or including in reporting.

April 2018 – March 2019:

- There were 2,860 enrolments onto adult courses during 2018-2019.
- 53.1% of pupils in Rhondda Cynon Taf achieved the level 2 threshold including GCSE grade A* to C in English or Welsh (first language) and Mathematics (PI reference EDU017). The average Capped 9 score was 348.0 (*Capped 9 is best 9 results for each learner at GCSE or equivalent, including GCSE English or Welsh language, Mathematics Numeracy, Mathematics, the best 2 results in science and the best 4 results in other subjects*).

April 2017 – March 2018:

- 63.2% of pupils in Rhondda Cynon Taf achieved the level 2 threshold – a volume of qualifications equivalent to 5 GCSEs at grade A* to C. The gap to the Welsh average (67%) is 3.8 percentage points lower.

April 2016 – March 2017:

- There were 1,917 enrolments for adult education during 2016-2017.
- 55.1% of pupils achieved the Level 2 threshold in the Core subject indicator in combination or equivalent qualification. The gap to the Welsh average (57.6%) has remained stable at 2.5 percentage points when compared with the previous year.

April 2015 - March 2016:

- The data was not available for adult education enrolments 2015-2016 due to concerns over the data accuracy. It is hoped that up to date information will be available Q2 2016-2017, however this may not be comparable with previous data.
- 53.3% of pupils achieved Level 2 threshold in the Core subject indicator in combination or equivalent qualification. This narrowed the gap with the Wales average by 2.4 percentage points in comparison with 2014-2015 (Wales average 54.8)

April 2014 - March 2015:

- 25.1 enrolments on adult education courses per 1000 population, (this being a total of 5,924 enrolments).
- 48.7% of pupils achieving Level 2 threshold in the Core Subject Indicator in combination or equivalent qualification (GCSE C or above).

April 2013 - March 2014:

- 23.5 enrolments on adult education courses per 1000 population, (this being a total of 4,503 enrolments).
- 45.26% of pupils achieving Level 2 threshold in the Core Subject Indicator in combination or equivalent qualification (GCSE C or above).

April 2012 - March 2013:

- 21.66 enrolments on adult education courses per 1000 population;
- 43.3% of 15/16 year olds achieving Level 2 threshold in the Core Subject Indicator in combination or equivalent qualification (GCSE C or above).

April 2011 - March 2012:

- 21.31 enrolments on adult education courses per 1000 population;
- 43% of 15/16 year olds achieving the 'Level 2 threshold in Core Subject Indicator'.

April 2010 - March 2011:

- 26.86 enrolments on adult education courses per 1000 population;
- 42.54% of 15/16 year olds achieving the 'core subject indicator' (grade C in GCSE English or Welsh and Science in combination).

4. Health

<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> • Increase access to recreation and sports facilities & the countryside. 	<ul style="list-style-type: none"> • Number of visits to indoor and outdoor sports and recreational facilities per 1000 population.
Monitoring Results	
<p>Data not available for April 2018 - March 2019</p> <p>April 2017 - March 2018:</p> <ul style="list-style-type: none"> • 12,217.6 visits to leisure centres per 1,000 of the population. <p>April 2016 - March 2017:</p> <ul style="list-style-type: none"> • 7,581 visits to leisure centres per 1,000 of the population. <p>April 2015 - March 2016:</p> <ul style="list-style-type: none"> • 7,425 visits to leisure centres per 1,000 of the population. <p>April 2014 - March 2015:</p> <ul style="list-style-type: none"> • 8,155 visits to leisure centres per 1,000 of the population. <p>April 2013 - March 2014:</p> <ul style="list-style-type: none"> • 9,917 visits to leisure centres per 1,000 of the population. <p>April 2012 - March 2013:</p> <ul style="list-style-type: none"> • 11,628 visits to local authority sport & leisure centres per 1,000 of the population where the visitor will be participating in Physical activity. <p>April 2011 - March 2012:</p> <ul style="list-style-type: none"> • 9,876 visits per 1,000 of the population to indoor and outdoor sports and recreational facilities. <p>April 2010 - March 2011:</p> <ul style="list-style-type: none"> • 9,313 visits per 1,000 of the population to indoor and outdoor sports and recreational facilities. 	

5. Economy	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> • Broaden the Economic base by creating more varied and stronger businesses. 	<ul style="list-style-type: none"> • Economic activity by sector. • Annual vacancy rates for each Principal Town and Key Settlement. • New business started in Rhondda Cynon Taf

per annum.

Monitoring Results

Employment by Occupation

<i>Occupation</i>	<i>% Displayed (NLP, 2008)</i>	<i>% Displayed (2011)</i>
Manufacturing	17.9	17.9
Construction	5.2	5.2
Distribution, hotels & restaurants	21.1	19.1
Transport & communications	4.9	4.9
Finance, IT, other business activities	7.9	6.9
Public admin, education & health	37	35.3
Other services	5.1	4.1
Tourism-related	6.6	6.6

The SA target seeks information regarding economic activity by sector. Data displayed above which shows employment by occupation is no longer available in this format. In the AMR 2013, the Census (2011) data was shown instead. The table below shows the average percentage of employment by occupation for the 2018-2019 monitoring period (latest dataset available), for Rhondda Cynon Taf and Wales-wide. The 2011 Census data and the 2013-2014 updates have been provided for comparison purpose. This is an indicator that may require re-evaluation on the basis that updates are somewhat inconsistent in terms of data release.

Occupation of all persons in employment age 16 - 74	RCT 2019-20 (%)	RCT 2018-19 (%)	RCT 2017-18 (%)	RCT 2016-17 (%)	RCT 2013-14 (%)	RCT 2010-11 (%)	Wales 2019-2020 (%)	Wales 2018-2019 (%)	Wales 2017-2018 (%)	Wales 2016-2017 (%)	Wales 2013-2014 (%)	Wales 2010-2011 (%)
1. Managers, Directors and Senior Officials	8.0	10.4	8.1	8.5	8.9	7.8	9.8	9.7	9.2	9.6	9.4	9.2
2. Professional			16.9	17.8	14.4	13.9			18.1	18.2	18.2	15.8

Occupations	19.7	16.2					19.4	18.7				
3. Associate Professional and Technical Occupations	14.8	11.3	15.2	14.0	12.9	10.3	13.8	13.8	12.8	12.1	12.4	10.8
4. Administrative and Secretarial Occupations	9.0	9.0	9.2	9.4	9.8	11.4	9.4	9.8	10.7	10.2	11.1	11.1
5. Skilled Trades Occupations	10.2	13.1	10.2	12.3	13.0	13.0	11.4	11.6	11.8	12.5	12.5	13.4
6. Personal Service Occupations	9.3	10.7	8.6	10.6	10.7	11.8	10.4	9.6	10.0	10.4	10.2	10.5
7. Sales and Customer Service Occupations	9.7	8.0	11.2	7.8	9.0	9.0	7.6	8.0	8.0	8.1	8.2	9.0
8. Process, Plant and Machine Operatives	6.9	9.2	9.7	7.4	10.7	9.8	6.6	7.3	7.4	7.2	7.1	8.1
9. Elementary Occupations	11.6	11.4	10.6	11.1	10.4	12.9	11.2	10.9	11.5	11.0	11.1	11.9

(Nomis)

Analysis of the most recent occupation data above (2018-2019) reveals that Rhondda Cynon Taf is now far more aligned with the overall picture in Wales. The number of individuals in associate, professional and technical occupations has decreased quite significantly within the Borough during the current monitoring year from 15.2% in 2017-2018 to 11.3% in 2018-2019 and is also lower than the 2013-2014 data. The number within Managers, Directors and Senior Officials has increased significantly from 8.1% in 2017-2018 to 10.4% in 2018-2019, overtaking the percentage figure for Wales for the first time since 2010-2011. The number of professionals has remained broadly consistent.

The data for Rhondda Cynon Taf gives the total number of people employed in the occupations specified above as being 108,500 individuals as of December 2018, this is above those figures witnessed in 2017-2018 (105,700), 2016-2017 (104,200), 2014 (97,325) and 2011 (93,600) respectively. This is a significant improvement in the employment figures however it must be borne in mind that the data omits those individuals employed in unspecified occupations. Considering the rising employment levels overall within Wales it is hoped that employment continues to grow in the aforementioned occupations, as well as others.

The 2019-2020 monitoring year saw permission granted for a total of 14,898m² of gross

employment floorspace. The most significant of these permissions include the Transport for Wales depot and office, comprising minor modifications to the existing building at the site, at the former Treforest Textile Printers site on Treforest Industrial Estate. Additionally, 2019-2020 has also seen permission granted for the construction of 20 no. industrial starter and hybrid industrial/office units incorporating use classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution). This application is a product of the £2.58m of European funding, which was secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. The project was part funded by the European Regional Development Fund (ERDF) through the Welsh Government.

Retail Centre Vacancy Rates.

Shown below are the annual vacancy rates for the retail premises throughout the 3 Principal Towns and 8 Key Settlements for 2010-2011 to 2019-2020:

Principal Town / Key Settlement	Vacancy Rate 2019-2020	Vacancy Rate 2018-2019	Vacancy Rate 2017-2018	Vacancy Rate 2016-2017	Vacancy Rate 2015-2016	Vacancy Rate 2014-2015	Vacancy Rate 2013-2014	Vacancy Rate 2012-2013	Vacancy Rate 2011-2012
Aberdare	14.54%	13.51%	14.09%	10.40%	9.00%	9.00%	12.70%	8.18%	6.00%
Pontypridd	11.33%	12.20%	7.31%	8.70%	8.70%	8.70%	9.20%	9.22%	7.28%
Llantrisant/Talbot Green	1.5%	3.41%	5.30%	4.30%	2.60%	1.70%	2.70%	2.68%	3.57%
Ferndale	8.69%	6.52%	13.04%	17.40%	13%	10.90%	8.70%	6.52%	8.70%
Hirwaun	9.52%	9.50%	21.73%	22.70%	22%	9.50%	0%	0%	4.76%
Llanharan	0%	5.00%	0%	5.00%	0%	0%	10%	0%	0%
Mountain Ash	15.95%	21.50%	11.70%	11.70%	12.70%	18.30%	20.40%	23.66%	18.28%
Porth	23.77%	15.80%	11.57%	14.00%	10.80%	14.20%	15.80%	11.48%	10.92%
Tonypanydy	18.67%	18.00%	16.44%	16.40%	20.53%	19.70%	18.40%	23.33%	18.24%
Tonyrefail	14.81%	24.07%	18.51%	20.40%	12.90%	13.50%	9.60%	11.53%	7.55%
Treorchy	5.0%	6.60%	7.37%	5.80%	9.00%	6.80%	4.20%	6.83%	5.93%
Overall Vacancy Rates	11.25%	12.37%	11.50%	12.40%	10.60%	10.80%	11.40%	10.80%	9.10%

The overall 2019-2020 town centre vacancy rate for the Principal Towns and Key Settlements is 11.25%, as determined by the Council's annual retail survey conducted in October 2019. This is 1.12 percentage points lower than last year's figure of 12.37% but higher than the UK average town centre vacancy rate of 10.0% (October 2019; Springboard). When compared with the Welsh (whole of Wales) average town centre vacancy rate, which stands at 13.4%; Rhondda Cynon Taf was 2.15 percentage points lower (October 2019; Springboard).

The individual Principal Town of Llantrisant/Talbot Green generally has a low vacancy rate, this is currently 1.5%, which is the lowest vacancy rate since the adoption of the LDP. The 2019-2020 vacancy rate for Llantrisant/Talbot Green is vastly below both the UK and Welsh average, at 8.5 and 11.9 percentage points lower respectively. Pontypridd is also below the Welsh average with a vacancy rate of just 11.33%, down from 12.2% in 2018-2019. Pontypridd is 2.07 percentage points below the Welsh average but 1.33 percentage points above the UK average. Aberdare has however witnessed a general rise in its vacancy rate over the past few years, with the current

vacancy rate standing at 14.54%, which is one percentage point higher than a year prior. Aberdare is above both the UK and Welsh average by 4.54 and 1.14 percentage points respectively.

The Key Settlements vacancy rates are somewhat varied ranging from 0% in Llanharan to 23.77% in Porth. Of the eleven Principal Towns and Key Settlements, six are below the Welsh average (13.4%), with Pontypridd having the highest rate of these at 11.33%. Mountain Ash (15.95%), Porth (23.77%), Tonypany (18.67%), Aberdare (14.54%) and Tonyrefail (14.81%) are all above the Welsh Average. The overall vacancy rate has decreased by 1.12 percentage points from 2018-2019, reflecting general UK and Welsh trends.

Whilst the vacancy rate has decreased slightly this year, it continues to reflect the general trends as witnessed throughout the UK as a whole. Rhondda Cynon Taf is 2.15 percentage points below the Welsh Average, which indicates that the town centres are still performing consistently overall. The general picture of retail remained positive within 2019-2020, with a good number of smaller permissions approved. An element of this can certainly be attributed, in part, to the significant and continued investment in our centres' regeneration. The COVID-19 pandemic is however expected to have a detrimental impact on the economy and this is likely to be reflected within RCTs retail centres in the short-term. The extent of the impact is however unknown at present.

Business Birth Rates in Rhondda Cynon Taf.

The timing of the release of business birth rates does not correspond with the financial year/AMR monitoring period. Data is released approximately 11 months after the reference period, as such, the latest available data relates to the 2018 calendar year where the business birth rate in Rhondda Cynon Taf was 2,580 businesses. This is above the South East Wales average of 793.5 business births for the same period. Whilst it is not a positive increase on last year (2,935), it is higher than prior years: 1,240 business births in 2016, 925 in 2015, 790 in 2014, 785 in 2013 and 505 in 2012. It is also the highest number of business births within the South East Wales area.

6. Employment	
SA Target	SA Indicator
<ul style="list-style-type: none"> Increase opportunities to work within the district. 	<ul style="list-style-type: none"> [%] increase in local job growth by sector/ reduction in numbers of economically inactive. [%] of resident working age population employed.
Monitoring Results	
2019-2020	
<ul style="list-style-type: none"> 27.7% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); 72.3% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 	

years) (Stats Wales).

2018-2019

- 20.6% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students);
- 70.8% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales).

2017-2018

- 22.1% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students);
- 70.5% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales).

2016-2017

- 23.0% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students);
- 69.4% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales).

2015-2016

- 21.4% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students);
- 69.7% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales).

2014-2015:

- 23.5% of all working age people in Rhondda Cynon Taf are economically inactive;
- 67.4% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales).

2013-2014:

- 19.7% of all working age people in Rhondda Cynon Taf are economically inactive;
- 68.20% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales).

2012-2013:

- 24% of all working age people in Rhondda Cynon Taf are economically inactive;
- 62.5% employment rate in Rhondda Cynon Taf. (of persons aged 16-64 years) (Stats Wales).

2011-2012:

- 25.3% of all working age people in Rhondda Cynon Taf are economically inactive;
- 63.5% employment rate in Rhondda Cynon Taf (of persons aged 16-64 years) (Stats Wales).

2010-2011:

- 25.6% of all working age people in Rhondda Cynon Taf are economically inactive.

StatsWales shows a 7.1% percentage points increase in the number of economically inactive working age people (16-64) in Rhondda Cynon Taf from last year (excluding students). The employment rate has increased by 1.5% percentage points from the same period last year and is the highest figure witnessed during the plan period.

7. Transport	
SA Target	SA Indicator
<ul style="list-style-type: none"> • All new developments located to support and encourage sustainable travel choices. 	<ul style="list-style-type: none"> • % [or absolute number of] developments that deliver sustainable transport solutions. • The 2011 Census Travel to work data. A measure of the increase in services and patronage of local bus services.
Monitoring Results	
<p>Sustainable Transport Solutions</p> <p>During the 2019-2020 monitoring period, there were a further 11 developments</p>	

that delivered specific sustainable transport solutions. Five of these took the form of Travel Plans, whilst the remaining six placed a condition on the permission requiring the submission of a Green Plan.

The following results are from Local Indicator 10 (also shown above) which considers the proximity of new developments to existing transport and public transport services;

April 2019 – March 2020

- 100% of all new houses permitted during 2019-2020 are accessible and within 400 metres of at least one or more transport mode.
- 90.91% (10 of 11 permissions) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- 100% of all new retail permitted (30 of 30 permissions) are accessible and within 400 metres of one or more transport mode.

April 2018 – March 2019

- 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode.
- 100% (11 of 11) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (20 of 20) are accessible and within 400 metres of one or more transport mode.

These can be seen as the result of the successful allocation of sites within the LDP alongside a successful development management process in the County Borough.

Travel to Work.

The travel to work data is taken from the 2011 Census. Accordingly, there has been no update for 2019-2020. For information, the data was as follows and sourced from a total of 172,047 residents between the ages of 16 and 74;

Private Car, Motorcycle/Taxi/Van - 46.0%

Public Transport - 4.8%

On Foot - 5.0%

Cycle/Other - 0.5%

Works at Home - 1.6%

The data indicated that a further 42.3% of those people surveyed are not in employment, for a variety of reasons.

The private car, motorcycle, van or taxis were the most prevalent forms of transport used to travel to work. The LDP will continue to strive to approve

development in sustainable locations and to give people the ability to travel by a variety of sustainable transport options.

Local Bus Services and their Patronage

The number of local bus services has decreased from 69 to 68. The services which has been terminated is the Bryntirion to Pontypridd (two journeys per day on Saturdays) no take up. There have also been amendments to existing services including extensions to routes, the inclusion of additional stops and longer/shorter service hours. There has also been a change in Contractor on the X75 Route, Merthyr Tydfil to Swansea from First Call to Stagecoach, as of January 2020. A number of changes were expected in a review from May 2020, however due to the COVID-19 Pandemic these have been put on hold.

There are frequent requests from local residents for bus services to be introduced into new housing estates. Unfortunately, bus operators are often reluctant to serve the new estates, particularly those that only have a single access / egress point. It is suggested that this is because of the impact such diversions have on timetables.

The majority of local bus services are operated on a commercial basis. Due to the information being commercially sensitive, operators do not provide us with patronage data.

8. Built Environment	
SA Target	SA Indicator
<ul style="list-style-type: none"> Promote improved design standards and encourage community participation in the planning process. 	% (or number of) new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards.
Monitoring Results	
The specific statutory process of the Codes for Sustainable Homes was removed during a previous monitoring year, and therefore is no longer monitored.	

9. Landscape

<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Protect the landscape value of Rhondda Cynon Taf. 	<ul style="list-style-type: none"> Number of Special Landscape Areas affected by development.
Monitoring Results	
<p>There were seven applications permitted within designated Special Landscape Areas (SLAs) during 2019-2020. These applications include a replacement stable block; a replacement outbuilding; a new outbuilding; a new agricultural building; residential development for 9 dwellings; a local energy centre for the Royal Mint; and the application for zip lines at the former Tower Colliery site, Rhigos Mountain. All of these applications were assessed in terms of design and visual impact and were considered acceptable within the context of the SLA.</p>	

10. Biodiversity	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Protect and enhance biodiversity and geo-diversity of the area. 	<ul style="list-style-type: none"> The number of biological SSSI and SACs in County Borough with 1 or more qualifying features in an unfavourable condition status and the amount of Sites of Interest for Nature Conservation (SINCs) lost to development and the number of mitigation schemes secured annually.
Monitoring Results	
<p>During 2019-2020, there were three schemes that affected designated Sites of Importance for Nature Conservation (SINC), totalling 18.57ha. The zip line application has a mitigation scheme secured via a S106 agreement. 0.57ha of SINC has been offset at the permitted Coldra Road residential development proposal and a further 1ha has been offset at the Mynydd Bwllfa Wind Farm in Aberdare.</p> <p>NRW advised in the most recent monitoring results that there are 15 biological (or mixed biological and geological) SSSIs and 3 SACs in Rhondda Cynon Taf (wholly or partially). The results for the 2019-2020 monitoring year indicate that 7 of the SSSI and 2 SAC have one or more of their qualifying features in an unfavourable condition. Conversely, 7 of the SSSI and 1 SAC have one or more of their qualifying features in a favourable or neutral condition, 1 remains as 'unspecified'. NRW, who undertake the assessments, state that the monitoring</p>	

cycles are between 3 and 6 years depending on the habitat, so the status of some SSSI may have changed but are yet to be updated.

The Council will continue to monitor the target on the basis of the information available in relation to SINC and will take the opportunity to discuss with NRW how improved data can be obtained in relation to SSSI and SAC designations.

11. Water	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Promote sustainable water resource management. Reduce Flood risk to people, property and maintain integrity of the floodplain and avoid development in flood risk areas. 	<ul style="list-style-type: none"> % [or number of as proportion of total] of new development of 5 dwellings or more with integrated sustainable drainage systems. Amount of new development in C1 and C2 as a proportion of the total development allowed contrary to TAN 15.
Monitoring Results	
<p>As of the 07th January 2019, all new developments of more than one dwelling house or where the construction area is 100 square metres or more, require sustainable drainage systems for surface water. The legislation necessitating this is Schedule 3 to the Flood and Water Management Act (2010).</p> <p>During 2019-2020, there were seven applications for 51 dwellings permitted within a category C flood risk zone. 49 dwellings were within a C2 flood risk zone, whilst 2 were within a C1 flood risk zone. 38 of these dwellings comprise one application for residential development at land off the B4275 in Aberaman, Aberdare. All flood consequences assessments were agreed by Natural Resources Wales.</p>	

12. Climate Change	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Reduce greenhouse gas 	<ul style="list-style-type: none"> % change in per capita carbon dioxide emissions across

emissions.	industry/commercial, domestic, road transport and total CO ₂ .
Monitoring Results	

The Table below shows the Local Authority Carbon Dioxide Figures (September 2016) in kilo tonnes (kt) CO₂ per capita, this is the most up to date data, published in June 2019. 2020 data has been released however it has yet to be disaggregated to local authority level. Consequently, the figures are only available for Wales as a whole. This is included below but cannot be compared to the data from 2016 and prior.

<i>Rhondda Cynon Taf</i>	<i>Industry commercial</i>	<i>& Domestic</i>	<i>Transport</i>	<i>Total</i>
2005	2.3	2.5	2.1	6.8
2006	2.3	2.5	2.1	6.8
2007	2.2	2.4	2.1	6.6
2008	2.0	2.4	2.0	6.4
2009	1.8	2.2	1.9	5.8
2010	1.9	2.3	1.9	6.1
2011	1.7	2.2	1.9	5.6
2012	1.7	2.1	1.9	5.7
2013	1.7	2.1	1.8	5.5
2014	1.6	1.7	1.9	5.3
2015	1.4	1.6	1.8	4.9
2016	1.3	1.4	1.9	4.6
*Wales only				
*2017	4.4	1.6	2.0	7.9

According to the data available from DECC, the total kt Co2 emissions in RCT Borough per head of population has seen a continuous decrease since 2005. This has generally continued with steady decline in overall emissions from 5.3 (2014) to 4.6 (2016). The most recent data (2016) shows a decrease in total emissions in every sector; industry/commercial, domestic and transport. The data above has changed slightly since 2013, with the figure being for all transport, instead of the 'road transport' figures for previous years.

13. Energy	
SA Target	SA Indicator

<ul style="list-style-type: none"> • Improve energy efficiency and maximise the use of renewable energy. • Encourage energy efficient design in development. 	<ul style="list-style-type: none"> • The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum. • % [or number of as proportion of total] new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards. 	
Monitoring Results	MW installed	BREEAM/CfSH
<p>Energy Efficient Design</p> <p>The analysis of the results of new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards are discussed above in SA Indicator 8.</p> <p>April 2019 – March 2020</p> <p>The specific statutory process of Codes for Sustainable Homes was removed during the 2015-2016 monitoring year, and therefore it is no longer monitored.</p> <p>No renewable energy installed, although the major 7.5MW solar photovoltaic farm at the Mynydd Bwlfa Wind Farm was permitted during the monitoring year. It should however be noted, that to date, a very considerable total of 183 MW of renewable energy has been installed in the SSA15 in RCT.</p>		

14. Land and Soils	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> • Increase proportion of development on previously developed land. 	<ul style="list-style-type: none"> • The number of new housing units provided during the year on previously developed land as a percentage of all new housing units provided during the year.
Monitoring Results	
<p>2019-2020</p> <ul style="list-style-type: none"> • 452 dwellings were completed during 2019-2020 in Rhondda Cynon Taf, 	

of which 394 were on previously developed land, which is a percentage of 85.83%

2018-2019

- 386 dwellings were completed during 2018-2019 in Rhondda Cynon Taf, of which 289 were on previously developed land, which is a percentage of 74.87%

2017-2018

- 552 dwellings were completed of which 400 were on previously developed land, which is a percentage of 72.46%

2016-2017

- 716 dwellings were completed of which 429 were on previously developed land, which is a percentage of 59.9%

2015-2016

- 569 dwellings were completed of which 213 were on previously developed land, which is a percentage of 37%.

2014-2015

- 553 dwellings were completed of which 350 were on previously developed land, which is a percentage of 63.3%.

2013-2014

- 534 dwellings were completed of which 287 were on previously developed land, which is a percentage of 53.7%.

2012-2013

- 414 dwellings were completed of which 195 were on previously developed land, which is a percentage of 47.1%.

2011-2012

- 357 dwellings were completed of which 203 were on previously developed land, which is a percentage of 56.8%.

2010-2011

- 462 dwellings were completed of which 289 were on previously

developed land, which is a percentage of 62.5%.

The indicator suggests that there has been an increase in residential development completions on brownfield or previously developed land over the past years from 37% in 2015-2016, to 59.9% in 2016-2017 to 74.87% in 2018-2019, to 87.17% in this monitoring period (2019-2020). This represents the highest percentage of development in any monitoring period on brownfield land. The LDP will continue to support the reuse of land for development in line with the vision and policy of the Welsh Government.

15. Waste	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Reduce tonnage of waste to landfill. • Move Waste up the Waste Hierarchy. 	<ul style="list-style-type: none"> • % of municipal wastes sent to landfill. • % of municipal waste reused and/or recycled.
Monitoring Results	
<p>The recycling/reuse/composting rates for 2019-2020 were as follows:</p> <p>Recycled – 49.30%; Reused – 1.23%; Composted – 14.24%; Energy Recovery – 39.08%; and Landfilled – 4.58%.</p> <p>April 2018 – March 2019</p> <ul style="list-style-type: none"> • 1.97% of waste was land-filled; • 0.98% of waste was reused; • 45.02% of waste was recycled; • 46.14% of waste was subject to energy recovery; • 15.01% of waste was composted. <p>The percentage of municipal waste collected by local authorities and prepared for reuse and/or recycled, including source segregated bio-wastes that are composted or treated biologically in another way in 2019-2020 was 64% up on 61% last year.</p>	

April 2017 – March 2018

- 1.76% of waste was land-filled;
- 0.79% of waste was reused;
- 45.99% of waste was recycled;
- 45.98% of waste was subject to energy recovery;
- 14.53% of waste was composted.

The percentage of municipal waste collected by local authorities and prepared for reuse and/or recycled, including source segregated bio-wastes that are composted or treated biologically in another way in 2017-2018 was 61.31%

April 2016 – March 2017

- 2.12% of waste was land-filled;
- 0.71% of waste was reused;
- 49.72% of waste was recycled;
- 41.92% of waste was subject to energy recovery;
- 14.25% of waste was composted.

April 2015 – March 2016

- 22.59% of waste was land-filled;
- 0.56% of waste was reused;
- 46.29% of waste was recycled;
- 25.95% of waste was subject to energy recovery;
- 13.64% of waste was composted.

April 2014 – March 2015

- 35.01% of waste was land-filled;
- 0.56% of waste was reused;
- 42.23% of waste was recycled;
- 15.00% of waste was subject to energy recovery;
- 11.28% of waste was composted.

April 2013 – March 2014

- 41.56% of waste was land-filled;
- 0.49% of waste was reused;
- 38.20% of waste was recycled;
- 9.14% of waste was subject to energy recovery;
- 10.61% of waste was composted.

April 2012 – March 2013:

- 38.4% of waste land-filled;
- 0.39% of waste reused;
- 35.18% of waste recycled;
- 17.42% of waste subject to energy recovery;
- 8.6% of waste composted.

16. Minerals	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> • Increase % of secondary and recycled aggregate sources in all developments. 	<ul style="list-style-type: none"> • Extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates.
Monitoring Results	
<p>No primary land-won aggregates were permitted for extraction in 2019-2020, with aggregate production in Rhondda Cynon Taf continuing at Craig yr Hesg quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun.</p> <p>A full application is currently being considered by the Council for a western extension to the existing Craig yr Hesg Quarry, Pontypridd. This is for the phased extraction of an additional 10 million tonnes of pennant sandstone and an overall restoration scheme for the quarry.</p>	

17. Air Quality	
<i>SA Target</i>	<i>SA Indicator</i>

- Maintain and improve air quality.
- % decrease in pollutants monitored through Air Quality Management Area (AQMA) (NOx, NO2, PM10).

Monitoring Result

2019 – 2020	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	5	361	44.67	3.5%	46.33		-3.5%
Cynon	3	500	34.20	-8.1%	36.51		-8.7%
Taf	8	296	32.10	-6.7%	34.74		-9.3%
Total	16	1157	36.99	-3.3%	39.19		-4.4%

2018 – 2019	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	5	361	43.14	-12.8%	44.75		-14.6%
Cynon	3	500	37.20	-14.4%	39.97		-24.2%
Taf	8	399	34.41	-8.3%	38.31		-6.2%
Total	16	1260	43.47	0.0%	48.66		0.0%

2017 – 2018	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	5	361	54.27	8.9%	52.41		7.1%
Cynon	3	500	48.41	10.3%	52.74		10.7%
Taf	8	399	41.76	10.1%	40.84		10.2%
Total	16	1260	48.15	9.7%	48.66		9.3%

2016 – 2017	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change

Rhondda	4	341	54.27	5.9%	56.40	7.9%
Cynon	3	500	48.41	11.6%	59.07	12.1%
Taf	8	403	41.76	5.2%	45.46	1.2%
Total	15	1244	48.15	7.5%	53.64	7.4%

2015 – 2016	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	4	341	51.23	-0.9%	52.29		-8.3%
Cynon	3	500	43.39	-5.3%	52.69		0.4%
Taf	8	403	39.68	-2.75%	44.91		-4.3%
Total	15	1244	44.76	0.9%	49.96		-4.2%

2014 – 2015	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	4	341	52.14	-12.5%	57.05		-8.5%
Cynon	3	500	41.21	-13.8%	52.47		-11.7%
Taf	7	396	40.80	-4.8%	46.94		-17.5%
Total	14	1237	44.72	-10.7%	52.15		-12.4%

2013 – 2014	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	4	453	59.61	26.9%	62.38		27.3%
Cynon	3	381	47.79	27.9%	59.40		31.2%
Taf	6	825	42.85	17.9%	56.88		23.4%
Total	13	1659	50.09	24.5%	59.55		27.3%

2012 – 2013	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change

Rhondda	4	453	46.98	3.8%	49.00	-3.4%
Cynon	3	381	37.36	-9.0%	45.27	-5.0%
Taf	6	825	36.34	-10.0%	46.08	-17.6%
Total	13	1659	40.23	-3.8%	46.78	-9.0%

2011 2012 –	<i>No. AQMA</i> s	<i>No. properties in AQMA</i> s	<i>Average NO2 in AQMA</i> s	<i>% change</i>	<i>Ave. Worst NO2 in AQMA</i> s	<i>% change</i>
Rhondda	4	467	45.28	-10.43%	50.72	-4.12%
Cynon	3	313	41.05	-6.06%	47.64	0.72%
Taf	6	808	40.36	-14.49%	55.94	7.99%
Total	13	588	41.8	-11.81%	55.94	9.47%

During 2019-2020, the amount of NO2 within the County Borough saw a positive decrease of 4.4%. The tables above indicate the advantages of designated AQMA and the benefits of continuously monitoring their effectiveness. The change noted within the Taf area, including the decrease in the number of properties present, is due to shrinkage of the Broadway AQMA in Pontypridd.

Detailed Compliance Review of Monitoring Proposals with SEA Directive

		Requirements of SEA Directive	Compliance	Reference to Proposed monitoring measures
	Monitoring measures			
1	Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA.	Directive 2001/42/EC Article 5 (1) i.	Yes	Yes
2	Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.	Directive 2001/42/EC Article 10.	Yes	Yes
3	Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect).		Yes	Yes
4	Proposals are made for action in response to significant adverse effects.		Yes	Yes

6 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The 2020 AMR is the ninth monitoring report to be prepared since the adoption of the LDP in March 2011. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan.
- 6.2 The monitoring framework for the Rhondda Cynon Taf LDP requires detailed consideration of 5 key factors. In addition to this, LDP Wales (2005) asks for 7 further factors to be considered when monitoring LDPs. Although broadly discussed above, the following section provides a conclusion of findings of the monitoring process, specifically addressing the requirements of these monitoring frameworks.
- 6.3 As noted in the Executive Summary above, it was determined through the monitoring period that RCT would commence a Revision of their LDP – although this was not started through the monitoring period itself, it did begin as of September 2020. The following conclusions are made with this decision in mind, considering both the ongoing monitoring of the LDP and what should be considered in more detail in the Revision.

Rhondda Cynon Taf LDP Monitoring Framework

- 6.4 Responses to each of the assessment factors identified in the LDP are outlined below:
- 1) *Has there been a significant change in national policy or legislation?***
- 6.5 There have been a number of changes to national policy, guidance and legislation, which have been discussed in Section 3 of this report. Principally this includes the draft National Development Framework (August 2019) and the Development Plans Manual (Edition 3, March 2020). The changes to the policy and legislative framework since 2015 are now considered significant enough to warrant a review of the/replacement LDP.
- 2) *Has there been a significant change in external conditions?***
- 6.6 It is considered that the changes in the economy, as a result of the COVID-19 global pandemic have been so significant, as to warrant a need for the most up-to-date evidence to inform the revised LDP. The pandemic has caused major changes in the socio-economic context of the County Borough and will certainly impact on the implementation of the existing LDP, within its last years.
- 6.7 The Welsh Index of Multiple Deprivation (WIMD), which was published at the end of 2019, shows that there has been little change in the South East Wales region and it remains the most deprived region in Wales. This is clearly a legacy that the LDP needs to continue to respond to through its proposals and policies. The

findings of the latest WIMD will need to inform the evidence base for the emerging revised LDP.

6.7 Section 3 further outlines in detail the economic conditions in which the LDP is being implemented. The data (most of which was compiled pre-pandemic) does highlight an emerging recovery in the economy, as seen in the rise in house prices, the above average number of business births and the number of people in employment. This information is however likely to be different in 2020-2021. The UK economy shrank by 20.4% in April, according to the latest ONS figures. This is the largest monthly contraction on record, which is due to the coronavirus global pandemic, where lockdown has prevented many non-essential shops from opening in the period March to June. The ONS figures also show a 10.4% decline in GDP for the three months from February to April 2020. The employment rate has also increased again this year, following the trend of 2016-2017/2017-2018/2018-2019 and is up significantly on the 2015-2016 monitoring year. Again however the data for 2020-2021 is likely to reverse this trend, due to the Coronavirus pandemic. The last two years have witnessed the employment rate at its highest point throughout the plan period to date.

3) ***Has there been a significant change in local context e.g. closure of a significant employment site that undermines the local economy or the cumulative effect of a series of closures?***

6.8 The 2019-2020 monitoring year saw permission granted for a total of 14,898m² of gross employment floorspace. The most significant of these permissions include the Transport for Wales depot and office, comprising minor modifications to the existing building at the site, at the former Treforest Textile Printers site on Treforest Industrial Estate. Additionally, 2019-2020 has also seen permission granted for the construction of 20 no. industrial starter and hybrid industrial/office units incorporating use classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution). This application is a product of the £2.58m of European funding, which was secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. Furthermore, permission was also granted in 2019-2020 for the development of plot C3 for a B1/B2/B8 employment unit, totalling 3,065.78m². This unit is presently under construction. It is anticipated that this will act as a catalyst for the remainder of the Coed Ely site to come forward. It is however acknowledged that the majority of the site will not witness development within the existing plan period.

6.9 Additionally, following on from the outline permission granted at the former Taff Vale Precinct Site, Pontypridd in 2016-2017; the Council submitted a full planning application (not reserved matters) in 2017-2018 due to an increase in floorspace from the original 12,678m². Consequently, the element of B1 office space approved by the full application now stands at 8,488m². The other elements of the scheme include 1,064m² of D1; 1,038m² of D2 568m² of A3; and 3,525m² for basement/circulation/plan/servicing etc. The development is split between three buildings and concluded in the 2019-2020 monitoring year. Whilst not all granted

on allocations, the permissions are testament to the willingness of companies to invest in Rhondda Cynon Taf.

4) *Has there been a significant change in development pressures or needs and investment strategies of major public and private investors?*

6.10 The monitoring year has seen the construction and completion of major office developments in RCT, as set out in response to question 3 above. Furthermore, research contained in Section 3 suggests that the investment strategies for both the public and private sector continue to include funding development activities in Rhondda Cynon Taf. Investment from the public sector in 2019-2020 included continued support for a range of grant programmes and funding for town centre regeneration schemes in Pontypridd and Aberdare. VVP funding however ceased in March 2017 although project implementation continued throughout 2018-2019. Private sector investment in 2019-2020 has resulted in the development of 452 dwellings and further proposals have been approved for the development of 519 new dwellings.

5) *Are there any significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates, and any problems with implementation?*

6.11 The results of the monitoring process for 2019-2020 indicate that the targets in respect of two of the ten core policies are ongoing, being met or exceeded (annotated in green). Three targets are not currently being achieved, but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention (annotated in amber). Five of the policy targets are not specifically being achieved and it is unlikely that this will be addressed without specific intervention.

6.12 Analysis of Core Policies 1 through to 5 in Section 4 of the report provides some analysis of the state of the housing sector in the County Borough. This year's results show an increase in the level of house-building (452 dwellings) from 2018-2019 (386 dwellings), but down from the high of 716 completions in 2016-2017. Whilst the housing market nationally is witnessing growth overall, locally the Council is witnessing a lack of available, desirable and seemingly deliverable sites, which has been borne out by the declining number of completions, although the economy has also had an impact in this regard.

6.13 On one hand there are numerous undeveloped allocations that in our opinion remain suitable for development, and we will continue to promote their development. On the other, the Council considers that the LDP may no longer provide a sufficiently effective land use framework with respect to allowing the delivery of necessary housing numbers in particular.

6.14 The findings of the SA monitoring exercise are outlined in Section 5 of the AMR. The results indicate that overall, the plan is travelling in a reasonably positive direction for the majority of aspects of sustainability; these being the indicators

for the Economy, Employment, Transport, Landscape, Water, Climate Change, Land/Soils, Air Quality and Waste. Indicators for Housing, Health, Energy and Biodiversity are seeing some elements being met, whilst others are not currently being achieved. Culture & Heritage and Communities are also achieving mixed success through the various indicators. The SA indicator for housing is solely concerned with the delivery of affordable housing. In 2019-2020, 179 of 452 homes delivered were affordable.

1) Does the basic strategy remain sound (if not, a full plan review may be needed)?

6.15 The evidence collected as part of the annual monitoring process for 2019-2020, indicates that the LDP has delivered in certain respects, but is significantly short of the targets outlined in the monitoring framework. The hybrid strategy that splits the County Borough into the Northern and Southern Strategy Areas has sought to reduce the process of depopulation and decline in the north, whilst allowing the south to grow within its limits. Additionally, the LDP has been successful in delivering development in and around the Principal Towns and Key Settlements. There was heavy reliance on Strategic Sites to deliver significant numbers of dwellings, which ultimately have not come forward. This element of the Strategy, in particular, would require serious consideration, as part of the LDP Revisions processes.

6.16 The Strategy has also been successful in delivering housing and commercial opportunities throughout the County Borough to date, however not all such developments have been on or within existing allocations. It is testament to the LDP strategy that 6,751 dwellings (2,662 NSA and 4,089 SSA) have been built since the start of the plan period and that 9,711 dwellings (3,208 NSA and 6,503 SSA) have been permitted since the LDP's adoption. Whilst this is significantly short of the housing need identified within the current LDP, more recent population projections would indicate that a far lower annual housing requirement is appropriate. Whilst evidence would be required to support this, any future requirement would likely be more akin to the average annual completions figure of 499.5 dwellings (since the LDPs adoption).

2) What impact are the policies having globally, nationally, regionally and locally?

6.17 As outlined previously the results of the SA monitoring exercise indicate that the LDP is travelling in a positive direction for most aspects of sustainability; particularly for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils and Waste.

6.18 As discussed above, the LDP policies are continuing to have a positive effect on the availability, diversity and quality of housing stock across the County Borough. The location of these developments are deemed to be sustainable in accordance with indicator LI 10, which relates to the accessibility of transport modes (other than the private car). The indicator shows that 100% of all residential

permissions, 100% of all retail permission and 90.91% of all employment permissions were within 400m of at least one sustainable transport option. It is anticipated that this trend will continue to have a positive impact on local, national and global sustainability objectives and on resources.

3) Do the policies need changing to reflect changes in national policy?

6.17 As Section 3 of this and previous AMRs indicate, a significant number of changes have occurred within national policy, legislation and guidance, since c. 2015. The raft of legislative changes are likely to alter the way in which the Council works and collaborates on a 'larger than local' and regional basis. As discussed in Section 3 and in response to Section 1 of the monitoring framework above, these policy changes will be considered through the LDP Revision process.

4) Are policies and related targets in LDPs being met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG)?

6.18 The findings of the LDP and SA monitoring exercise are outlined in Sections 4 and 5 of the AMR.

6.19 The results of the LDP monitoring exercise indicate that some progress is being made in the delivery of many of the LDP targets, as discussed above. Some concern has been expressed about the rate of delivery of a number of elements of the plan, particularly in relation to the housing allocations and the interrelated provision of affordable housing. Furthermore, there has been a significantly lower take up of allocated employment land than had been envisaged at the outset of the LDP. Where previous AMR's have indicated that there may be scope to meet the targets in the later stages of the plan period, there is now an acknowledgment that there is insufficient time to achieve such delivery. In particular, there are concerns that the Strategic Sites cannot come forward in the near future for their designated uses, due to the scale they were allocated and in some instances, the remediation works required to make them investible.

6.20 As indicated above, the findings of the SA monitoring exercise suggest that overall, the plan is travelling in a positive direction in relation to its sustainability objectives. This is particularly so for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils and Waste. Indicators for Culture and Heritage and Communities are seeing some elements being met whilst others are not currently being achieved. The delivery of Housing is not wholly being met in line with the specific requirements of the indicator, although as mentioned throughout this report, significant housing is being delivered.

5) Where progress has not been made, what are the reasons for this and what knock on effects may it have?

- 6.21 Inevitably, the global economic recession of 2008/2009 had a profound impact on the early stages of the plan, post-adoption, particularly in terms of the housing and commercial markets. In terms of the core housing policies however it is considered that the original housing 'need' figure, based on the 2008 household projections, were far too high and ambitious. It is also increasingly clear that the LDP housing land requirement was unrealistically high. As with other authorities in Wales, the housing land requirement appears to be significantly above the construction industry's capacity to deliver.
- 6.22 The now defunct residual method of calculation, utilised in the former JHLA process, also consistently produced an increasing land availability shortage. Despite improved levels of house building activity, particularly during the 2016-2017 monitoring year, the maintenance of a five-year housing land supply was unattainable with each passing year. The annual target of 959 has not been delivered in any year to date, the 2016-2017 completion figure of 716 dwellings was by far the closest to the annual target however this was over 200 dwellings short of the required figure. Indeed, the Council has only ever achieved an average of 499.5 dwellings per annum, since the adoption of the LDP.
- 6) *What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives?***
- 6.23 Given that the LDP has failed to deliver all allocations as anticipated, alongside the significant changes and developments within national policy; it is considered that the LDP may no longer be an appropriate mechanism for determining the direction of strategic development within the County Borough. Further, analysis of the County Borough in terms of its social, economic and environmental characteristics needs additional consideration. Particularly in light of all policy and legislative changes that have occurred since the current LDP commenced preparation, from 2005 onwards. The proposals, policies and allocations chosen to meet the requirements of the strategy, alongside the LDP's aims, visions and objectives also require reconsideration through the Revision process.
- 7) *If policies or proposals need changing, what suggested actions are required to achieve this?***
- 6.24 As indicated at the outset of this section, having given consideration to the drop dead date of the plan (2021), recent AMR's, the multiple contextual changes identified over recent years and the failure to deliver the scale of allocations by this stage of the plan, the Council took the decisions to undertake a full Review of the LDP and subsequently to begin preparation of a Revised LDP.

RECOMMENDATIONS

- 6.25 In the Council's opinion the LDP has made steady progress since adoption, although prior to the preparation of this AMR, Rhondda Cynon Taf County Borough Council had agreed to undertake a full review of the LDP, in June 2019.
- 6.26 The decision resulted in a Review Report being prepared, with a conclusion that a Revision of the LDP was required. This was agreed by Full Council on the 27th November 2019, alongside a draft Delivery Agreement – to begin the preparation of a Revised LDP for the period 2020 – 2030. This was in general agreement with WG – without formal approval. The start date of the preparation was to be June 2020. Clearly the COVID-19 global pandemic has however disrupted the timetable set out within the Delivery Agreement, as such it was not submitted to the Welsh Government in May 2020, as anticipated. Although in the 2020-2021 monitoring period, it was reconsidered that it was an appropriate decision (by RCT and WG) to begin formal Revision of the LDP in September 2021.
- 6.27 Accordingly, it should be noted at this final point, that the AMR is both an analysis of the monitoring year, but also a longer period of analysis of LDP delivery since its adoption. Furthermore, this AMR will help give some real evidence to the Revision of the LDP in all its multiple aspects and topics.

COMPLIANCE

- 6.28 The review found that the work undertaken to date on the Rhondda Cynon Taf AMR meets the requirements of the SEA Directive and current guidance. It also provides a foundation for assessing the effectiveness of the LDP in delivering sustainable outcomes throughout the County Borough.
- 6.29 Details of the compliance assessment are contained at the end of Section 5.

Appendix 1 – Status of LDP Allocations

Status of LDP Allocations				
Northern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	2016-2017 Status Update
Strategic Sites				
NSA 4	7 Former Maerdy Colliery Site, Rhondda Fach	Strategic Site	2018-2021	Planning permission granted for new access as part of wind farm proposal with significant investment in leisure elements secured through S.106.
NSA 5	8 Former Fernhill Colliery Site, Blaenrhondda	Strategic Site	2014-2017	Pre-application discussions have been ongoing. An application has been submitted proposing various alternative, small scale uses on parts of the site, however it is yet to be determined. To date there has been no comprehensive development scheme presented to the Council for the site.
NSA 6	Former Phurnacite Plant, Abercwmboi	Strategic Site	2014-2017	Ongoing pre-application discussions since 2016-2017. An initial master plan and brief for the site have been produced. The Council continues to seek solutions to remediate the site in the first instance, given that it remains a strategic development site in the mid Cynon Valley. It is nevertheless acknowledged that the site will not come forward within the remaining, current plan period.
NSA 7	9 Land at Robertstown / Abernant, Aberdare	Strategic Site	2010-2013	Robertstown: outline planning permission was granted on 31/03/15 for a supermarket. Permission granted for a college

				<p>campus and the development is now complete on the employment/leisure element of the site.</p> <p>Discussions with the landowner are ongoing.</p> <p>The Council announced in February 2018 that £2.58m of European funding has been secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. It is anticipated that the project will be part funded by the European Regional Development Fund (ERDF) through the Welsh Government.</p>
NSA 8	Land South of Hirwaun	Strategic Site	2018-2021	<p>Planning permission granted with s106 agreement for a supermarket and access improvements.</p> <p>It is anticipated that the site will come forward for housing in advance of the dualling of the A465. Additionally, the opencast operations have ceased and a plateau has been created to accommodate future employment development.</p> <p>Whilst the site is progressing slowly, it is highly likely that any structural development would now take place outside the plan period.</p>
Housing				
NSA 9.1	Land South of Rhigos Road, Hirwaun.	Housing	2014-2017	No proposals further to the LDP.
NSA 9.2	Land East of Trenant, Penywaun.	Housing	2018-2021	An outline application was received at the end of March 2018 for 93 dwellings. The application was approved in the current monitoring year (June 2018).

NSA 9.3	Land South East of Llwydcoed Community Centre.	Housing	2010-2013	The Council are in ongoing discussions concerning access to the site.
NSA 9.4	Site including the old brick works, old dairy and tipped land rear of Birchwood, Llwydcoed	Housing	2010-2013	The site is complete.
NSA 9.5	Tegfan Farm, Potters Field, Trecynon.	Housing	2014-2017	No proposals further to the LDP. Interest has however been expressed in the site and the Council will work with the interested party to try and bring the site forward.
NSA 9.6	Land at Nant y Wenallt, Abernant Road, Abernant.	Housing	2010-2013	No proposals further to the LDP.
NSA 9.7	Land bordered by Cefnpennar Road and Phillip Row, Cwmbach.	Housing	2014-2017	No proposals further to the LDP. Early pre-application discussions have however taken place.
NSA 9.8	Dyffryn Row, Cwmbach.	Housing	2014-2017	A planning application has been approved for the first phase of the development (5 dwellings), with two units constructed.
NSA 9.9	Remainder of Ynyscynon Farm, Cwmbach.	Housing	2018-2021	Outline planning application for 77 dwellings on 3.29 hectares has been approved subject to completion of a section 106 agreement. The outstanding appeal on this site has been determined and the site should now progress subject to a reserved matters application.
NSA 9.10	Land to the end of	Housing	2010-2013	Permission has been granted for 42 eco-homes on the site, with

	Godreaman Street, Godreaman.			construction underway.
NSA 9.11	Gwernifor Grounds, Mountain Ash.	Housing	2010-2013	The proposal has been implemented.
NSA 9.12	Land rear of Maerdy Road, Maerdy.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.13	Land at Gwernllwyn Terrace, Tylorstown.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.14	Site off Fenwick Street, Pontygwaith.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.15	Old hospital site and school playground, Treherbert.	Housing	2018-2021	An application was refused on the 12.09.2017 as it was considered unacceptable in planning terms.
NSA 9.16	Site at the end of Mace Lane, Treorchy.	Housing	2018-2021	A draft development brief has been prepared. No proposals further to the LDP.
NSA 9.17	Site off Cemetery Road, Treorchy	Housing	2018-2021	Interest has been shown in the site although there have been no proposals further to the LDP.
NSA 9.18	Hospital Site, Llwynypia.	Housing	2014-2017	A new Section 73 application to renew the consent has been granted, along with an updated Section 106 agreement.
NSA 9.19	Land at Park Street, Clydach Vale.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.20	Land at Dinas Road / Graig Ddu Road, Dinas	Housing	2018-2021	No proposals further to the LDP. There has been some interest in the site and the Council are working with all parties to try and bring the site forward.
NSA 9.21	Land at Catherine Crescent, Cymmer.	Housing	2018-2021	No proposals further to the LDP. The site passed to new owners in the last few years.

Employment/Retail				
NSA 14.1	Ferndale & Highfield Industrial Estate, Maerdy.	Employment	2018-2021	Outline planning permission granted for a mixed-use scheme, including employment, in May 2016.
NSA 14.2	North of Fifth Avenue, Hirwaun Industrial Estate, Hirwaun.	Employment	2018-2021	<p>Full planning permission for a 'sustainable waste resource recovery and energy production park' granted 21/12/10.</p> <p>Development commenced in the 2015-2016 monitoring period and is ongoing.</p> <p>An application for the amended second phase of Enviroparks was received in February 2018.</p>
NSA 14.3	Land at Former Mayhew Chicken Factory, Trecynon.	Employment	2018-2021	No proposals further to the LDP, although pre-application enquiries for mixed-use development have been made however the site is within a C2 flood zone.
NSA 14.4	Cae Mawr Industrial Estate, Treorchy.	Employment	2018-2021	Hybrid planning application for full permission for a supermarket and outline permission for B1/B2/B8 development was withdrawn 09/10/14. Pre-application discussions are ongoing.
NSA 17.1	Land at Oxford Street, Mountain Ash.	Retail	2018-2021	The site received permission in the 2018-2019 monitoring year for additional car parking spaces within the Guto square area of Mountain Ash. The site is no longer available for retail.
NSA 17.1	Strategic Site 5: Land South of Hirwaun	Retail	2018-2021	Planning permission granted with s106 agreement for a supermarket and access improvements.

All Other Allocations				
NSA 20.1	Mountain Ash Southern Cross Valley Link	Transport		<p>This scheme is included in the SE Wales Valleys LTP.</p> <p>Planning permission was secured for an east-west highway link via an upgraded junction on the A4059. Construction commenced in 2017 and is due for completion in September 2020, where a new bridge will be built spanning the Aberdare – Pontypridd railway line and River Cynon.</p>
NSA 20.2	Upper Rhondda Fach Relief Road	Transport		<p>No proposals further to the LDP.</p> <p>This scheme is included in the SE Wales Valleys LTP.</p>
NSA 20.3	Mountain Ash Northern Cross Valley Link	Transport		<p>No proposals further to the LDP.</p> <p>This scheme is included in the SE Wales Valleys LTP.</p> <p>Reviewed as part of the development of the southern link. However, following completion of the WeITAG process, the southern link was prioritised for delivery.</p>
NSA 21.1	Strategic Site 5: Land South of Hirwaun; (P&R)	Transport		<p>Park and Ride provision included within Cynon Gateway scheme; also included in the SE Wales Valleys LTP.</p>
NSA 21.2	Land south of Ty Trevithick, adjacent to A470, Abercynon; (P&R)	Transport		<p>No proposals further to the LDP.</p>
NSA 21.3	Expansion of existing park and ride facilities, Robertstown. (P&R)	Transport		<p>Development proposal as included in LDP complete - potential for further expansion as patronage is expected to increase with Metro proposals for service enhancements. The existing</p>

				facilities are likely to reach capacity within the next few years.
NSA 22	Rail Network and Station Improvements Hirwaun.	Transport		<p>No proposals further to the LDP. This scheme is included in Network Rail's Welsh Route Study and has been subject to the GRIP process (Governance in Rail Investment Projects).</p> <p>The extension of the passenger rail line from Aberdare to Hirwaun, and construction of a new station, forms part of the proposed future development of the Cardiff Capital Region 'City Deal' metro project. A study of potential transport options along the currently mothballed rail line has been commissioned by Transport for Wales. They have now taken over the infrastructure assets from Network Rail.</p>
NSA 23.1	The Rhondda Community Route Network	Cycle Routes		<p>A cycle route along the Rhondda Fawr is included in the SE Wales Valleys LTP and the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.</p> <p>The development of a cycle route along the Rhondda Fawr is closely linked to the proposed re-opening of the disused rail tunnel linking Blaencwm (RCT) with Blaengwynfi (Neath Port Talbot).</p> <p>In conjunction with The Rhondda Tunnel Society, the first stage of the WelTAG process has been completed.</p> <p>A Business Case is in the process of being undertaken.</p> <p>In tandem, a feasibility study is being undertaken into the possible alignment of the new cycle route between the entrance to the tunnel</p>

				<p>and Porth. This study is being undertaken in close liaison with Transport for Wales following the transfer of rail assets along the Valley Lines Network from Network Rail to TfW.</p> <p>A section of the planned route along the Rhondda Fawr, between Gelli Industrial Estate and the Rhondda Sports Centre in Ystrad was constructed in 2017 – 2018. It was funded by the Safe Routes in Communities initiative.</p> <p>Funding has been sought for feasibility on Active Links to and within Llwynypia and Tonypany. As well as design and development of an active travel route within Treorchy.</p>
NSA 23.2	The Cynon Valley Cycle Route	Cycle Routes		<p>Phase 3 of this scheme is included in the SE Wales Valleys LTP - 'filling the missing gaps' along route.</p> <p>The Council's Active Travel Integrated Network Map, approved by the Welsh Government in February 2018, includes proposals to improve sections of the existing route to meet current active travel standards – identified following an audit. It also includes proposals for new sections of route, including a link to the proposed re-opening of the disused Abernant Rail Tunnel.</p> <p>Some minor works have been undertaken such as barrier upgrades and improved signage. Design work has is still ongoing on new and existing sections of this route.</p>
NSA 23.3	The Heads of the Valley Cycleway &	Cycle Routes		<p>Implementation of a route is complete. However, there is potential for further enhancements</p>

	links to Hirwaun Industrial Estate			<p>linked to the proposed A465 dualling between Hirwaun and Dowlais.</p> <p>The Council's Active Travel Integrated Network Map, approved by the Welsh Government in February 2018, includes proposals to improve sections of the existing route to meet current active travel standards.</p>
NSA 23.4	Pontygwaith to Maerdy	Cycle Routes		<p>This scheme is included in the SE Wales Valleys LTP.</p> <p>A proposal to extend the Rhondda Fach Community Route from Pontygwaith to Maerdy is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.</p> <p>A feasibility study is being undertaken into the construction of the cycle route along the alignment of the former railway. The proposal has been the subject of a public consultation exercise. The feedback is being analysed before this scheme is further progressed. However, further progress is being delayed following the major landslide near Tylorstown in February 2020.</p>
NSA 23.5	Cwmaman to Aberaman	Cycle Routes		<p>This scheme is included in the SE Wales Valleys LTP.</p> <p>The proposal to construct a new route between Cwmaman and Aberaman is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.</p>
NSA 23.6	Lady Windsor to Llanwonno	Cycle Routes		No further development proposals beyond LDP proposals.

				Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.
NSA 27	Land Reclamation Schemes	Land Reclamation		The following schemes are complete: Aberaman colliery land reclamation scheme (NSA 27.1).
NSA 28	Coleg Morgannwg, Trecynon	Education		The development of the new College at Robertstown has led to the closure of this campus at Trecynon, meaning that the allocation is no longer required. The site has instead been granted permission for 87 dwellings, which is already under construction.
Southern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	Status
Strategic Sites				
SSA 7	Former Cwm Colliery and Coking Works, Tyn-y-Nant, Pontypridd.	Strategic Site	2014-2017	Outline planning permission for demolition of structures, retention of listed towers, site remediation, land restoration and development to provide a mix of uses including 851 residential units, primary school, revised access arrangements, car and cycle parking, servicing, structural landscaping, formation of public spaces and associated infrastructure, and public realm works was granted on 30/12/14.
SSA 8	10 Mwyndy / Talbot Green Area	Strategic Site	2014-2021	Talbot Green: outline planning permission was granted on 24/12/14 for a new town centre comprising: a 10,801sq m gross food store; petrol filling station; 35,522 sq. m gross retail floor space; 600 sq. m gross cafe space;

				<p>1,000 sq. m financial/professional service space; 2,390 sq. m gross food and drink space; 1,400 sq. m gross office space (Class B1); 750 sq. m gross Class D1 space; cinema; hotel; 64 dwellings; car parking; access, re-profiling of land, landscaping and flood alleviation works.</p> <p>The renewal application has been received by the Council but is yet to be determined.</p> <p>Full planning permission was granted on 27/11/13 for phase 1 of the above, comprising a supermarket, service yard, car park, petrol filling station, customer access road and access from A473. Implementation is underway.</p> <p>An outline application for 460 dwellings, a primary school, a local centre and open space has been granted permission during 2017-2018</p> <p>A further 15,149m² of retail floorspace was permitted in 2019-2020 for a replacement Leekes store on the Mwyndy/Talbot Green Strategic Site.</p> <p>Mwyndy: No proposals further to the LDP have taken place on the employment element.</p>
SSA 9	Former OCC Site, Llanilid (part)	Strategic Site	2010-2013	<p>Planning permission approved including a section 106 16/07/15 of a hybrid planning application for outline permission for comprehensive development comprising: up to 1,850 dwellings; neighbourhood centre to include community /leisure facilities, medical centre primary school, retail /services/food and drink floor-space;</p>

				<p>B1 office/commercial floor-space; drainage, services, transport and highways infrastructure, strategic landscape areas and public open space and full permission for spine road and access onto A473, drainage and development plateaus to serve the first phase of development.</p> <p>In March 2019, the reserved matters application for the first phase of Parc Llanilid cleared Committee. The final decision was dispatched in April 2019, which was for 216 dwellings. The site is presently under construction.</p>
Housing				
SSA 10.1	Cefn Lane, Glyncoch.	Housing	2014-2017	No proposals further to the LDP.
SSA 10.2	Trane Farm, Tonyrefail.	Housing	2010-2013	Resolution to grant outline planning permission.
SSA 10.3	Collenna Farm, Tonyrefail.	Housing	2014-2017	Historic planning permission remains extant.
SSA 10.4	Bryngolau, Tonyrefail.	Housing	2014-2017	No proposals further to the LDP.
SSA 10.5	Site of the former Hillside Club, Capel Hill, Tonyrefail.	Housing	2014-2017	Outline planning permission was renewed in May 2014. Pre-application discussions were held in early 2018 with an application expected to follow.
SSA 10.6	Land east of Mill Street, Tonyrefail.	Housing	2014-2017	An application was submitted in March 2018 for the retail element of this site (A1/A3). Proposed works include the road, which it is anticipated will facilitate the housing element of the site. The application was approved in the 2019-2020 monitoring year.
SSA 10.7	Land at Gwern	Housing	2010-	Outline permission for residential

	Heulog, Coed Ely.		2013	development of the whole site (132 dwellings) and full permission for 54 dwellings were both granted 22/03/13. A Reserved Matters application for 74 dwellings was also approved on the 27.01.2016. To date, 123 dwellings are complete, with the remaining 1 unit under construction.
SSA 10.8	Land rear of Tylcha Wen Terrace, Tonyrefail.	Housing	2018-2021	No proposals further to the LDP.
SSA 10.9	Land part of Tylcha Ganol Farm, south of Mill Street, Tonyrefail.	Housing	2018-2021	No proposals further to the LDP.
SSA 10.10	Land east of Hafod Wen and North of Concorde Drive, Tonyrefail.	Housing	2014-2017	No proposals further to the LDP. Discussions with the landowner have however taken place recently.
SSA 10.11	Land south of Brynna Road, Brynna.	Housing	2010-2013	Pre-application discussions have been held but the site is constrained by lack of sewer capacity.
SSA 10.12	Land east of Dolau County Primary School, Bridgend Road, Bryncae	Housing	2010-2013	Development complete in 2014-2015.
SSA 10.13	West of Llechau, Llanharry.	Housing	2014-2017	Development complete in 2014-2015.
SSA 10.14	Penygawsi, Llantrisant.	Housing	2010-2013	No proposals further to the LDP.
SSA 10.15	Land south of Brynteg Court, Beddau.	Housing	2010-2013	Development is complete.

SSA 10.16	The Link Site, Pen-yr-Eglwys, Church Village	Housing	2010-2013	No proposals further to the LDP. There has however been recent interest in the site.
SSA 10.17	Glyntaff Farm, Rhydyfelin.	Housing	2014-2017	Part of site (15 dwellings) is implemented. Remainder of site (65 dwellings): no proposals further to the LDP.
SSA 10.18	Land south of The Ridings, Tonteg and east of Station Road, Church Village.	Housing	2010-2013	Phase II of the scheme witnessed the completion of 168 dwellings.
Employment/Retail				
SSA 14.1	Coed Ely, Tonyrefail.	Employment	2018-2021	A Reserved Matters application has been approved for the layout of highway works, which will serve the site/individual plateaus alongside the erection of a B1/B2/B8 unit. Unit C3 is presently under construction.
SSA 14.2	Land south of Gellihirion Industrial Estate, Pontypridd.	Employment	2018-2021	No proposals further to the LDP.
SSA 15.1	Land adjacent to Pontypridd Retail Park. Either for comparison goods sales or for convenience goods sales	Retail	2018-2021	Proposal is complete.
SSA 15.2	Strategic Site 8: Former OCC Site, Llanilid, Llanharan.	Retail	2018-2021	Planning permission approved including a section 106 16/07/15 of a hybrid planning application for outline permission for comprehensive development comprising: up to 1,850 dwellings;

				neighbourhood centre to include community /leisure facilities, medical centre primary school, retail /services/food and drink floor-space; B1 office/commercial floor-space; drainage, services, transport and highways infrastructure, strategic landscape areas and public open space and full permission for spine road and access onto A473, drainage and development plateaus to serve the first phase of development.
SSA 15.3	Land east of Mill Street, Tonyrefail.	Retail	2018-2021	An application was submitted in March 2018 for the retail element of this site (A1/A3). Proposed works include the road, which it is anticipated will facilitate the housing element of the site. The application was approved during the 2019-2020 monitoring year.
All Other Allocations				
SSA18.1	A473 Llanharan Bypass	Transport		This scheme is included in the SE Wales Valleys LTP. WelTAG Stages 1 and 2 Reports have been completed and an initial public consultation exercise undertaken over the proposed route and junctions.
SSA 18.2	A473 Talbot Green Bypass Dualling	Transport		Enhancements to key junctions are ongoing.
SSA 19	Rail Network and Station Improvements	Transport		Various schemes included in the second National Transport Plan for Wales. A new station to serve the projected growth of employees working in Trefforest Industrial Estate has been proposed, located to the south of the existing station which would close. New rail operator (Transport for Wales) is taking forward this proposal.

				Under the new rail franchise, TFW is also embarking on a major programme of station improvements across its network, including within RCT. Improvements cover the upgrade of facilities and provision of step free / lift access to and between platforms.
SSA 20	Park and Ride/Park and Share Provision	Transport		<p>Expansion of the park and ride facility at Taffs Well has been completed. Further expansion is envisaged with the Metro/Capital Region City Deal proposals and construction of the associated new rolling stock depot.</p> <p>The SE Wales Valleys LTP contains proposed schemes to increase capacity at Pontyclun and Trefforest stations, which are likely to reach capacity within the next few years. Site investigations have been undertaken at Pontyclun to determine location and cost of accommodating underground rail service apparatus and scope to increase capacity.</p> <p>There is also pressure at Llanharan station - feasibility work is ongoing to identify potential for expansion of park and ride facilities.</p> <p>Current proposals for a new transport interchange at Porth, as part of the town centre regeneration strategy, will see an eventual increase in the park and ride capacity.</p>
SSA 21.1	Trefforest Connect 2	Cycle Routes		<p>Complete.</p> <p>Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals.</p>
SSA	Extension of	Cycle		Complete.

21.2	Connect scheme to Pontypridd	2 to	Routes		Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.
SSA 21.3	Maesycloed to Porth		Cycle Routes		Complete. Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.
SSA 21.4	Glyntaff to Nantgarw		Cycle Routes		Complete. Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018. Studies are being undertaken to examine the construction of a new active travel route and links beyond Nantgarw and into Trefforest Industrial Estate. Also, potential new active travel links between Upper Boat – TIE – Church Village Community Route.
SSA 21.5	Trallwn to Cilfynydd		Cycle Routes		This scheme is included in the SE Wales Valleys LTP. Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.

				A number of alternative route options have been drawn-up and are being considered which minimise use of the highway within Trallwn.
SSA 21.6	Pontypridd to Tonyrefail via Llantrisant	Cycle Routes		Following the completion of construction of a remaining section, near Cross Inn, a continuous active travel route now exists between Pontypridd and Llantrisant.
SSA 21.7	Gyfeillion to Llanwonno	Cycle Routes		No further development proposals beyond LDP proposals. Proposal to improve sections of the route is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.
SSA 24	Land Reclamation Schemes	Land Reclamation		The following schemes have been completed: Coed Ely reclamation aftercare scheme, Tonyrefail Albion lower tips land reclamation scheme, Cilfynydd Cefn-yr-Hendy land reclamation scheme, Miskin
SSA 26	Land at Beddau Caravan Park	Housing		Proposal is implemented.

Rhondda Cynon Taf Local Development Plan
Annual Monitoring Report 2020-2021

Covering the period 1st April 2020 – 31st March 2021

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EXECUTIVE SUMMARY

The Rhondda Cynon Taf Local Development Plan (LDP) was adopted on 2nd March 2011. As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR). The AMR will provide the basis for monitoring the progress and delivery of the LDP, the Plan's sustainability credentials, as well as identifying any significant contextual changes that might influence its implementation.

This is the tenth AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and provides a further opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough.

Foreword; Coronavirus and LDP Revision (September 2021)

Coronavirus and the AMR 2020 – 21

It should be noted from the outset of this report, that this LDP monitoring period was through the initial two waves of the extraordinary Coronavirus pandemic in Wales/UK, from April 2020 through until April 2021. However, it was mostly drafted throughout the Summer of 2021, where we have emerged more confidently from the pandemic, given vaccination measures and lower infections rates...at the time. Accordingly, the ability to gather evidence and statistics has been more challenging than for any other AMR preparation to date. Some will unfortunately be missing; as it has either not been able to be gathered by ourselves or others, or not available in the same formats as previously. Further, some information has not been collated until recently, whereby the data may extend beyond the monitoring period. This will be identified as such through the report.

After the first wave of the pandemic, halfway through the monitoring period in early Autumn 2020, it seemed that we could begin forecasting market and economic behaviours with some level of expectation, if not equal uncertainty. Some of that is discussed in the AMR for 2020. However, with the coming of the second wave, matters became more uncertain and indeed unexpected with regards to changing economic patterns and influences. Although overshadowed by coronavirus, the impact of Brexit, or what could potentially be attributed to it, began to become more apparent.

Furthermore, it was determined by WG that AMR's were not required to be submitted for the monitoring period 2019-2020 in October 2020. However, an AMR was prepared by RCT for that period, which will be submitted alongside this one for 2020-2021; by 31st October 2021.

As with last years AMR, in order to keep a clear distinction of the two AMR monitoring periods; from this foreword onwards, the report is written from a point of view of between April 2020 to April 2021 (unless, as mentioned above, evidence has had to be collated more recently).

LDP Review and Full Revision

The LDP AMR 2018 – 2019 was submitted to Welsh Government in October 2019. Although not within that specific monitoring period, it referenced the very recent decisions made in RCT (at the time) with regards to LDP Review; In June 2019, the Council determined to undertake a full Review of their LDP. This decision was made as a result of the earlier analysis of the monitoring for the 2019 AMR and the ever-nearing end date of the LDP. A Review Report recommending a need to prepare a full Revision of the LDP, alongside an associated Draft Delivery Agreement, were agreed by RCT Cabinet in October 2019. These were consulted upon and then both agreed by Full Council on the 27th November 2019. The Delivery Agreement to best navigate the following 3.5 year period of preparation of the Revision set out an official start date of June 2020. Welsh Government were in agreement with this, although would not be formally agreeing to start until the May. Clearly, by then, the initial wave of the pandemic was at its worst and WG indicated the sensible approach to postpone that start date. An alternative date was then considered when matters seemed to improve, and in July 2020, Full Council approved a new start date – which was then formally agreed by Welsh Government to begin in September 2020.

Accordingly, this AMR (as was last year's) is seen as a continuing monitoring process for the current LDP – but importantly as an ongoing analysis and source of most up to date evidence base for the Revised LDP as well.

Key Findings of the Annual Monitoring Process 2019-2020

Contextual Change

This section looks at those local, regional, national and international factors that have had an influence upon land-use development in Rhondda Cynon Taf and also on the implementation of the LDP during 2020-2021. These include:

National Policy, Guidance or Legislation:

- Future Wales: The National Plan 2040;
- Development Plans Manual (Edition 3)
- LDP end dates

External Conditions:

- The Coronavirus Pandemic and multiple associated impacts.
- Flooding in early 2020 of Town Centres and Employment Sites

The Regional Development Context:

- The City Deal;
- Future Wales: The National Plan 2040;
- Corporate Joint Committees and Strategic Development Plan;
- LDPs in the Region (South East Wales).

Local Development Plan Monitoring

The results of the core and local output monitoring exercise for 2020-2021, provide an interesting and varied picture of development in Rhondda Cynon Taf.

In considering the successful implementation of the LDP, two main sectors of the economy are particularly relevant, these being the operations of the housing and commercial markets. The most notable AMR findings in relation to these indicate that:

- 441 new dwellings were built in the County Borough during 2020-2021. This is caveated with the fact that we were unable to undertake surveys until late summer. Accordingly, this figure is essentially for the period April 2020 to September 2021. It could be argued that this is a distorted figure, but also balanced out by the fact that the house building industry would have been at a standstill at the start of the Coronavirus pandemic. It has not been possible to visit all of the permitted small sites for individual properties – and therefore the total may increase by a small margin.
- 154 new affordable dwellings were built in the County Borough during 2020-2021. This is just lower than last year's total of 179 affordable dwellings. The figure for 2017-2018 was 198 affordable dwellings. The 2016-2017 figure of 248 affordable dwellings was the highest number of affordable completions since the adoption of the LDP.
- The Council approved proposals for 411 new dwellings during 2020-2021, 99 of these were affordable dwellings. This is a decrease from last year's overall figure of 519 dwellings approved, while the approved affordable housing figure has also decreased from last year's figure of 200.
- The overall vacancy rate for the 11 Principal Town and Key Settlement retail centres is 14.25%, with the surveys undertaken in July 2021. This is 3% higher than the 11.25%, which was taken during the previous years' AMR period, but back in October 2019.

Detailed consideration of the results of the monitoring exercise has allowed the Council to make an informed judgement about the nature of the progress made during 2020-2021, in delivering the LDP targets and its associated policies.

The delivery results of each of the monitoring targets are displayed in the table below (along with an explanation of the colour coding):

LDP MONITORING		
Core Policy Target		Result
CS 1	Development in the North	

LDP MONITORING		
CS 2	Development in the South	Red
CS 3	Strategic Sites	Yellow
CS 4	Housing Requirements	Red
CS 5	Affordable Housing	Yellow
CS 6	Employment Requirements	Red
CS 7	Retail	Red
CS 8	Transportation	Yellow
CS 9	Waste Management	Green
CS 10	Minerals	Yellow

The results of the monitoring process for 2020-2021 indicate that the targets in respect of just one of the ten core policies are ongoing, being met or exceeded (annotated in green). Four targets are not currently being achieved, but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention (annotated in amber). Five of the policy targets are not specifically being achieved and it is unlikely that this will be addressed without specific intervention

Sustainability Appraisal (SA) Monitoring

The key findings of the SA Monitoring Process are outlined below:

- 55% of all new dwellings built over the monitoring year were on previously developed land.
- 99.27% of all new houses permitted during 2020-2021 are accessible and within 400 metres of at least one or more transport mode. The 0.73% of new houses permitted outside 400 metres of at least one or more transport mode were for replacement dwellings in rural areas.
- 94.44%, of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- 100% of new retail development permitted is accessible and within 400 metres of one or more transport modes.

The result of the delivery of each of the SA monitoring targets is shown in the table below (along with an explanation of the colour coding):

SA MONITORING		
Targets		Result
SA 1	Housing	Amber
SA 2	Culture and Heritage	Amber, Green
SA 3	Communities	Green, Amber
SA 4	Health	Amber
SA 5	Economy	Green
SA 6	Employment	Green
SA 7	Transport	Green
SA 8	Built Environment	White
SA 9	Landscape	Green
SA 10	Biodiversity	Amber
SA 11	Water	Green
SA 12	Climate Change	Green
SA 13	Energy	Amber, White
SA 14	Land and Soils	Green
SA 15	Waste	Green
SA 16	Minerals	White
SA 17	Air Quality	Green

The results of the monitoring process indicate that the targets in respect of the vast majority of the sustainability indicators *are ongoing, being met or exceeded* (annotated in green), a minority of SA targets are *not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention* (annotated in amber). The results also show that an indicator for minerals needs to be redefined (annotated in white) as it does not give the appropriate information required to assess the target. Further SA 8 and part of SA 13 are also annotated in white, as the Code for Sustainable Homes no longer applies.

The plan is coming towards the end of its implementation and it is now possible to draw conclusions on its overall success. The plan has travelled in a positive direction for most aspects of sustainability, however in some cases the indicators suggest that further consideration should be given to the improvement of some of these targets going forward. This will be considered as part of the LDP revisions procedure.

Conclusions and Recommendations

Whilst the pattern of growth in some areas has been slower than anticipated since the Plan's adoption, evidence collected through the monitoring process suggests that good progress has been made in the delivery of the majority of LDP targets. Despite not meeting all targets in relation to the Plan's policies and allocations, the LDP has nonetheless travelled in a positive direction and has enjoyed some success.

It was anticipated that the LDP would continue to deliver in the last two years of the plan period. Even through adversity of coronavirus and significant flooding in early 2020, it has proven to continue to deliver in several areas.

This Annual Monitoring Reports will also now form part of the breadth of evidence required to undertake the Revision of the LDP.

1. INTRODUCTION

- 1.1 The Rhondda Cynon Taf Local Development Plan (LDP) was adopted on 2nd March 2011. The LDP provides a land-use framework that forms the basis of decision making, upon which proposals for development within the County Borough are based.
- 1.2 As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR) and submit it to the Welsh Government by the 31st October each year. The AMR will provide the basis for monitoring the progress and delivery of the LDP, the Plan's sustainability credentials and identify any significant contextual changes that might influence its implementation. The results of this monitoring process will feed into the ongoing analysis of the LDP.
- 1.3 This is the tenth AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and monitors the period between 1st April 2020 and 31st March 2021. It provides an important opportunity for the Council to assess the impact that the LDP is having on the social, economic and environmental well-being of the County Borough.
- 1.4 The structure of the AMR is as follows;
- **Introduction** – outlines the requirement for, the purpose and structure of the AMR;
 - **Monitoring Framework** – explains the process of monitoring the LDP, how to quantify the resulting data and how the results of the monitoring process may inform the formal review process;
 - **Contextual Change** – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;
 - **Local Development Plan Monitoring** – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;
 - **Sustainability Appraisal Monitoring** – analyses the impact the LDP is having on the social, economic and environmental well-being of Rhondda Cynon Taf and;
 - **Conclusions and Recommendations** – provides an overview of the findings of the AMR and makes recommendations about issues that require further consideration.
- 1.5 The AMR has been prepared in accordance with the requirements of the Town & Country Planning (Local Development Plan) (Wales) Regulations 2005; Strategic Environmental Assessment Regulations (2004) and the Habitats Assessment Regulations (2004).

2 MONITORING FRAMEWORK

- 2.1 The monitoring framework comprises 3 key elements. These are the monitoring of:
- The LDP core strategy, policies and proposals;
 - The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment (SEA); and
 - The LDP Habitat Regulation Assessment (HRA).
- 2.2 The ongoing success of these documents and the policies within them are to be measured against a set of targets identified as part of the LDP process. Indicators have been formulated to determine whether these targets have been met. Where the results of these monitoring indicators conclude that the targets are not being met, and that the effectiveness of the LDP documents (or constituent parts or policies thereof) are falling significantly below the level required, then consideration will be given to how the formal review of the LDP needs to proceed.

LDP Targets and Indicators

- 2.3 The LDP monitoring framework identifies 19 individual targets relating to each of the core strategy policies (inclusive of individual Strategic Sites). These targets are assessed against a set of 12 core output indicators and 19 local output indicators, specifically designed to monitor delivery of the LDP. It should be noted that whilst the targets and indicators relate to each core strategy policy, the framework has been specifically designed to ensure that linkages are made between core strategy policies, area wide policies, strategy area policies and the Plan's objectives. Monitoring the delivery of core strategy policies therefore provides a mechanism for monitoring the LDP as a whole.

The Sustainability Appraisal (SA) Targets and Indicators

- 2.4 The SA of the LDP identifies a set of targets and significant effects indicators which are intended to measure the social, economic and environmental impact of the LDP. The SA identifies 22 targets and 25 indicators specifically designed to monitor the environmental credentials of the LDP.

The Habitat Regulation Assessment (HRA) Targets and Indicators

- 2.5 At the Deposit Plan stage, it was established that the HRA should be monitored as part of the suite of SA indicators.

Replacement Targets and Indicators

- 2.6 Where the Council has been unable to monitor a target or indicator, or the indicator has been superseded, an explanation will be provided in the relevant monitoring section and an alternative indicator will be identified.
- 2.7 There may be occasions where it is necessary to amend a target or indicator. This may simply be to improve the clarity of the indicator or to re-align it with the relevant data sets. Where this is necessary, an explanation will be provided in the relevant monitoring section and an alternative target or indicator will be identified.

Monitoring Progress

- 2.8 The analysis of the monitoring process will be in the form of a detailed written assessment of the indicator results and a subsequent view on the success of the targets and effectiveness of policies. This will be provided in the respective monitoring sections of this report for the LDP and SA. As a visual aid in showing these monitoring outcomes, a simple colour coded system has been devised, and will be included in the individual tables of core policy and SA results, as shown below:

	Targets are ongoing, being met or exceeded.
	Targets are not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention.
	Targets are not being achieved and it is unlikely that this will be addressed without specific intervention.

- 2.9 In instances where there is nothing to report the monitoring results box will be left blank.

LDP Review

- 2.10 The ongoing monitoring of the LDP will form a key part of the evidence base to inform any review of the LDP.
- 2.11 Other issues that will influence the scale of any review include:
- A significant change in national policy or legislation;

- A significant change in external conditions;
- A significant change in the local context e.g. closure of a significant employment site that undermines the local economy or the cumulative effect of a series of closures;
- A significant change in development pressures or needs and investment strategies of major public and private investors; and
- Significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates, and any problems with implementation.

Local Development Plan Wales (2005) and the LDP Manual (2015)

2.12 The LDP Manual provides the updated guidance concerning the Local Development Plan process. With specific regard to AMRs; paragraphs 8.10 – 8.11 of the LDP Manual state that:

“The AMR should assess the extent to which the plan’s strategy and key policies, sites and infrastructure requirements are being delivered. Each AMR will be based on the results and commentary of the preceding year. This will enable trends to become clear, with more refined commentary and analysis. It will then be clear how policies and proposals are delivering year on year. It is not realistic or necessary for all policies to be monitored. This would lead to an unnecessarily large and complicated document. Some key areas will need to be included consistently each year, this will be for the LPA to determine based on those elements crucial to delivering the plan’s strategy” (LDP Manual, 2019, p172).

2.13 Previous editions of the Development Plans Manuals have not contained a national monitoring framework, meaning that the AMR has continued to follow the seven objectives of LDP Wales (2005) in order to ensure consistency, coherence and easy of analysis between previous reports. However, the third edition of the Development Plans Manual now contains a national monitoring framework, setting out the monitoring indicators required by legislation, key monitoring indicators applicable to all Plans.

2.14 Therefore, in addition to the monitoring framework outlined in the Council’s LDP, the Welsh Government in LDP Wales Paragraph 4.43 also has a requirement for:

‘The AMR to identify any policy that is not being implemented and to give the reasons, together with any steps the authority intends to take to secure the implementation of the policy and any intention to revise the LDP to replace or amend the policy. The AMR should include an assessment of:

- *whether the basic strategy remains sound (if not, a full plan review may be needed);*
- *what impact the policies are having globally, nationally, regionally and locally;*
- *whether the policies need changing to reflect changes in national policy;*

- *whether policies and related targets in LDPs have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);*
- *where progress has not been made, the reasons for this and what knock on effects it may have;*
- *what aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and*
- *If policies or proposals need changing, what suggested actions are required to achieve this?*

The AMR must also specify the housing land supply (from the current Housing Land Availability Study) and the number of net additional affordable and general market dwellings built in the authority's area, and report on other LDP indicators.'

- 2.15 Although the JHLA is no longer required to be prepared, the monitoring of housing completions has continued in the same format. The new trajectory basis for identifying future housing completions and land to accommodate them (as set out in the LDP manual) has been followed as far as possible for this AMR.

3 CONTEXTUAL CHANGE

- 3.1 The findings of the AMR Monitoring Framework are fundamental in determining how the implementation and delivery of the LDP is progressing. It is equally important to understand how the implementation of the LDP has been influenced by local, regional, national and international social and economic factors.
- 3.2 By seeking to understand how different factors have affected the delivery of the LDP, the Council will gain a better understanding of what it can do to support the Plan's implementation. In focussing on these factors it can influence, and accepting that some factors are beyond its control, the Council will be able to better support delivery of its objectives and shape future strategies.
- 3.3 This section looks specifically at those factors that influence development in Rhondda Cynon Taf. These include changes in:
- National legislation, policy and guidance;
 - National statistics and policy research;
 - External conditions;
 - Regional context
 - Local development context.

National Legislation, Policy and Guidance

- 3.4 The Council needs to continually consider whether changes to national planning policy, legislation and guidance have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses the issues.
- 3.5 Between 1st April 2020 and 31st March 2021, the following policy documents/legislation was issued:

Future Wales: The National Plan 2040 (February 2021)

- 3.6 The National Development Framework, entitled '*Future Wales: The National Plan 2040*' is the highest tier of development plan in Wales, focusing on issues and challenges at a national scale. The NDF sets the direction for growth, development and infrastructure investment in Wales until 2040. It sets a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, decarbonisation, developing resilient ecosystems and improving the health and well-being of communities within Wales.
- 3.7 The NDF seeks to complement the Wales Infrastructure Investment Plan and Regional Economic Development Plans by enabling development that 'maximises the impacts of our investment'. The scale of ambition for change

contained within the NDF reflects the ability of the public sector to deliver new development. The NDF recognises that the Welsh economy is largely based on the service industries and that there is an ever-increasing focus on technology and the digital sector. The NDF heralds research and innovation as ‘twin drivers for competitive economic advantage and driving productivity’. The NDF explicitly states that building upon research and innovation is fundamental to driving the global competitiveness of Wales, whilst supporting sustainable economic and social improvement ambitions.

- 3.8 With specific regard to the South East Wales region, the NDF acknowledges the interdependence between Cardiff and the wider region. It specifically states that Cardiff is unable to continue to expand indefinitely, without major environmental consequences and therefore the economic strength of Cardiff must generate region-wide prosperity. The South East region currently accounts for 51% of the total economic output of the Welsh economy, with estimates suggesting that this proportion could increase in the future.
- 3.9 The Council will need to ensure that the revised LDP is in line with policy and objectives laid out within the NDF. The section on South East Wales will be particularly pertinent, especially in relation to issues such as housing numbers. Local Development Plans must align with those plans higher up in the plan hierarchy, in order to be found ‘sound’ at the examination in public.

Planning Policy Wales: Edition 11 (February 2021)

- 3.10 The publication of Future Wales as a national development plan has necessitated revision of Planning Policy Wales (PPW) to ensure that the content of the two documents are aligned. Therefore, alongside the publication of Future Wales, Welsh Government also released an updated version (edition 11) of Planning Policy Wales (PPW). The key changes to the document reflect the policy context of the national development plan to include more support policies for Future Wales. Other policy changes to PPW are essentially factual, reflecting updates to legislation, policy and guidance which impact on the planning system and planning policy changes which have been made since the previous edition was published.
- 3.11 The eleventh edition of PPW shares the same core themes and policies as the previous version, PPW edition 10, principally focussing on integrating the Well-being of Future Generations (Wales) Act (WBFGA) into national planning policy. The legislative requirements of the WBFGA mandate improving the social, economic, environmental and cultural well-being of Wales. It requires public bodies (including the Welsh Government and local planning authorities) to think about the long-term, to work in conjunction with people and communities to prevent problems and to take a joined-up approach in the delivery of sustainable development. It further states that well-being plans, published by the Public Services Board, will form a key part of the evidence base for the plan.

- 3.12 The document, as with its predecessor PPW 10, requires planners to embrace the concept of place-making in both plan making and development management decisions, in order to achieve sustainable places. Given that place-making is central to the Well-being of Future Generations (Wales) Act; it is felt that place-making must capitalise on a local community's assets, inspiration and potential, with the intention of creating development that promotes people's health, happiness and well-being (Welsh Government, 2017).

LDP End Dates

- 3.13 Another key event during the monitoring period was the decision by WG to reconsider the status of LDP end dates. Whereby previous legal opinion by WG was that the end date of our LDP was a steadfast 2021, a new statement determined that LDP that were adopted prior to 2015 will now remain in force until a revised/replacement LDP is adopted. This is clearly a significant ruling for RCT, in that we will have an adopted LDP in place whilst we Revise our LDP

The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020

- 3.14 The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 temporarily modified or disapplied certain requirements in the following legislation, during the period from 19th May 2020 to 18th September 2020:
- 3.15 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DWPWO) provides procedures connected with planning applications, including planning application consultation, determination, appeals, local development orders, certificates of lawful use or development, the maintenance of planning application registers, and related matters.

The Planning (Wales) Act 2015 – Implementation Update

- 3.16 The 2015 Act provided new elements of national and regional planning policy in the form of a National Development Framework (NDF) to be compiled by Welsh Ministers and a Strategic Development Plan (SDP) to be compiled by the South East Wales Local Authorities. During this annual monitoring period, two legislation implementation updates have been published by WG affecting the 2015 Act.
- 3.17 On the 4th December 2020, the sixth commencement brought several provisions of the Planning (Wales) Act 2015 into force involving the preparation and revising/maintaining of the National Development Framework for Wales, and the duty for Local Planning Authorities to consider a review of their respective LDP in order to ensure its compliance with the NDF.

- 3.18 Following this, on the 7th January 2021, the seventh commencement order brought certain provisions of the 2015 Act into force, specifically those affecting the preparation and revising/maintaining of Strategic Development Plans.
- 3.19 Both the NDF and SDP will have a considerable effect on future LDP policy, which will need to be compliant with these plans. Ongoing consideration will need to be given to their progress whilst reviewing the LDP, as both the NDF and SDP are currently in their infancy.

Building Better Places (COVID-19 Recovery Plan), (July 2020)

- 3.20 The paper, published in July 2020 highlights the key, existing planning policies and tools that should be used to aid the recovery of Wales, as a result of the global COVID-19 pandemic. The paper encourages planners to display creativity and ingenuity in devising innovative solutions and responses to environmental, social, cultural and economic recovery of Wales, at all scales.
- 3.21 The paper further encourages local planning authorities (LPAs) to be bold in their vision for emerging/revised local development plans (LDPs). It expressly states that *plans should not roll forward unsustainable spatial strategies or be identical to neighbouring authorities' plans, rather they should actively embrace the place-making agenda set out in PPW.*
- 3.22 The document places significant emphasis on learning lessons from the pandemic. Active Travel, localism and greenspaces are all heavily featured within the recovery of Wales. These have been fundamental to retaining good physical and mental health during the national lockdown period. The importance of access to such facilities cannot be overstated, as for many, these were the only outlet at a time of national crisis. Alongside this, the paper makes clear that home working will continue to be a feature of recovery, which will significantly reduce the need for office space, whilst simultaneously requiring the requisite broadband infrastructure and design of homes to facilitate home working. Home working and town centres hubs will also contribute to active travel and decarbonisation. The paper further highlights a need for a substantial amount of social housing, as well as 'flexible homes' for the population.

National Statistics and Policy Research

- 3.23 The 2020-2021 monitoring year saw the publication of the following statistical and research documents:

Evaluation of EU funded infrastructure

- 3.24 On the 6th August 2020, the Welsh Government published a report produced by Hatch Regeneris concerning the evaluation of infrastructure development funded by the European Union. The aim of the evaluation was to provide a better understanding of the scale and spatial distribution of EU funding that has been

invested in infrastructure. The report also investigates how the invested infrastructure is being used and maintained.

- 3.25 The EU is estimated to have invested a total of over £800m in infrastructure in Wales over the two programmes (2000-2006 and 2007-2013), on projects with a total value of £1.8bn. Such projects include transport infrastructure (£299m), sites and premises (£142m), research and innovation infrastructure (£139m) digital infrastructure (£82m), tourism infrastructure (£80m), and learning infrastructure (£53m). The investment has been distributed widely across Wales, but with particular concentrations in Swansea, Neath Port Talbot, Gwynedd and Pembrokeshire.

Welsh Housing Quality Standard: Tenants' Survey

- 3.26 On the 28th January 2021, Welsh Government published the key findings and conclusions of the Tenants' Survey regarding Welsh Housing Quality Standards (WHQS). The survey was open from 16th September until 14th October 2020, and gathered 1,016 responses, 945 of which were from social tenants.
- 3.27 The survey revealed high levels of concern about safety and security in the neighbourhood and in the home, both prior to and during the Covid-19 pandemic lockdowns. It also concluded that ways to increase awareness of WHQS should be explored, due to 44% of respondents having not heard of them before, in order for residents to have greater knowledge of what can be expected from their accommodation.
- 3.28 While most respondents agreed that their homes meet the WHQS criteria, the survey report notes that a 'sizeable minority' did not agree, revealing a theme of dissatisfaction with the management of their homes, including landlord engagement and communication. The findings suggest that improving communication systems may resolve the perception that homes are managed poorly.

External Conditions

UK

- 3.29 **Economy:** Following the sharp contraction in the UK's economy of 20.6% in April 2020 caused by the Covid-19 pandemic lockdown, the economy has since recovered somewhat. However, the ONS has reported that, as of May 2021, GDP remains 3.1% below the pre-pandemic levels of February 2020. The construction sector suffered a significant decline in April 2020, though the sector has since recovered well and is currently (May 2021) 3% above its February 2020 level. Other sectors are still recovering to reach their pre-pandemic levels of February 2020, including manufacturing; services; and agriculture, forestry and fishing.

- 3.30 **Housing:** The latest housing data indicates that the housing sector has significant growth in the year to March 2021. ONS figures show that average UK house prices increased by 10.0% in the year to March 2021. The average UK house price was £255,931 in March 2021, which is almost £25,000 higher than the same period a year previously (March 2020). The ONS note that fewer transactions were available due to the coronavirus pandemic, causing greater market volatility, meaning the figures for this period could be slightly skewed.
- 3.31 House price growth in Wales increased by 11.01% in the year to March, with average house prices reaching £185,431.
- 3.32 **Employment:** The most recent estimates from the Labour Force Survey indicate that the 2021 Q1 UK employment rate was estimated at 74.7%, 1.6 percentage points lower than the previous year, and has stayed level with the employment rate for the previous quarter. Further, the unemployment rate was estimated at 4.8%; an increase of 0.9 percentage points compared with the previous year, but 0.2 percentage points lower than the previous quarter. Additionally, the UK economic inactivity rate was estimated at 21.3%, 0.9 percentage points higher than the previous year and 0.1 percentage points lower than the previous quarter.
- 3.33 Employment measures the number of people aged 16 years and over in paid employment, with the 'employment rate' being the proportion of people aged from 16-64 years, who are in paid work. Estimated employment rates for men and women 16-64 have generally been increasing since early 2012. For 2021 Q1, the estimated employment rates were: for all people – 74.7%; for men – 77.8%, 2.4 percentage points less than a year previous; and for women – 71.6%, 0.9 percentage points less than a year prior.
- 3.34 While estimates for 2020 Q1 revealed a record 33.01 million people aged 16 years and over in employment, this figure has since dropped to 32.18 million people in 2021 Q1 – a decrease of approximately 831,000 workers. The amount of people working full-time in the UK reached an all-time high in Nov-Jan 2020 of approximately 24.463 million people. This figure has since slipped during the Covid-19 pandemic, though Mar-May 2021 figures show that this has almost recovered to pre-pandemic levels; with Mar-May 2021 just 0.003% behind Nov-Jan 2020 levels. This has been partly offset by a decrease in the number of people working part-time, which reached its lowest level since 2009, decreasing by over 800,000 people over the past year to 7.718 million.

Wales

- 3.35 **Housing:** During April 2019 to December 2019, (most recent data prior to monitoring period) a total of 4,735 new dwellings were started in Wales (**note that figures for Jan-Mar 2019 are not available**). This is 155 dwellings more than were started in the period of April 2018 to December 2018 (4,580),

representing a 3.38% increase compared with previous year. Welsh Government statistics on dwelling completions for April 2019 to December 2019 show that 4,746 dwellings were completed during this period (**note again that figures for Jan-Mar 2019 are not available**). This represents a 6.60% increase from the previous period (4,452), however figures from Jan-Mar are omitted as stated above. Wales has not yet reached pre-recession highs, there are positive increments illustrating economic recovery. The majority of new dwellings completed were 3 bedroom properties accounting for 1,931 of total completions (40.67%); 4+ bedrooms totalled 1,239 (26.11%); 2 bedrooms totalled 1,039 (21.89%); and 1 bedroom 537 (11.31%) (StatsWales, 2021).

- 3.36 **Employment:** Key economic statistics for Wales released in July 2021 by the ONS show that the employment rate in Wales was 73.9% of those aged 16-64 during 2021 Q1, up from 74.0% a year earlier and up 0.6 percentage points from the previous quarter. For men, the employment rate stood at 76% (down by 1.1 percentage points from 2020 Q1) and for women – 71.9% (an increase of 1 percentage point from 2020 Q1).
- 3.37 The ONS reported that the unemployment rate in Wales at 2021 Q1 was 4.4%, up from 3.2% a year previous. These are those unemployed, aged 16-64 actively seeking work and available to commence work within two weeks. The UK rate for the same quarter reflects this being 4.9% during 2021 Q1, which is up 0.9 percentage points on the year prior. This shows how Wales is coming into line with the general trend witnessed throughout the UK as a whole. The Wales unemployment rate for males stands at 5.9% (a significant increase from 2.9% in 2020 Q1), meanwhile for females the unemployment rate in Wales is 2.8% (a decrease from 3.6% in 2020 Q1).

The Regional Context

City Deal

- 3.38 The £1.3billion Cardiff Capital Region (CCR) City Deal, which could transform the economies of South East Wales, was formally ratified during a special ceremony held on St. David's Day 2017. The aim of the City Deal is to create jobs and boost economic prosperity by improving productivity; tackle worklessness; build on foundations of innovation; invest in physical and digital infrastructure; provide support for business; and ensure that economic benefits generated as a result are felt across the whole region.
- 3.39 The City Deal includes funding of £734million for the South Wales Metro, of which over £500million is provided by the Welsh Government and £125million from the UK Government. As part of the Wider Investment Fund, the UK Government has provided a £375million contribution and the ten local authorities have agreed a commitment to contribute £120million.

- 3.40 On the 12th February 2018 the CCR Regional Cabinet comprising the 10 local authority leaders approved the strategic business plan which details how the £1.2 billion 'Wider Investment Fund' will be used over the next five years to drive actions forward. The Plan specifies the regional strategic objectives of the CCR City Deal, which are: prosperity and opportunity; inclusion and equality; and identity, culture, community and sustainability. The overarching economic objectives of the City Deal are to create 25,000 new jobs and leverage £4 billion in private sector investment.
- 3.41 An update provided by CCR regarding the SE Wales Metro Project revealed that all phase 1 Metro projects are advancing according to their expected timescales, though the delivery of the projects has been affected by a few months due to the Covid-19 pandemic. :
- *The hub at Taffs Well is under construction*
 - *Pontypool & New Inn Park & Ride. This Scheme is now out for tender with start date anticipated February 2021.*
 - *Barry Docks Interchange. Production of the full business case is on target and in line with plans for scheme delivery in 2021.*
 - *Porth Interchange design. This is on target with a truly integrated approach with Transport for Wales, where the building will offer share facilities for bus and rail.*
 - *The project being delivered in Cardiff has opened up the opportunity for a much larger bus and active travel scheme around the City Centre, which levers a much improved offer not just for the residents of Cardiff, but for the Region and its visitors, to enjoy the facilities that our City has to offer.*
- 3.42 On the 28th August 2020, the CCR launched the £45m 'Homes for all the Region' funding programme. The fund is divided into two sub-funds: a Housing Viability Gap Fund worth £35m, and an SME Finance Fund of £10m. The Housing Viability Gap fund targets 'stalled sites' which could clearly demonstrate a financial viability gap preventing housing delivery but which, if funding were available, would have a significant impact on housing delivery. Eligible projects must deliver a minimum of 40 new homes, have local authority support, have planning permission in place or a clear route to achieving it, and be able to complete due diligence and deadlines for the drawdown of funds. The fund closed on 11th January 2021, receiving a total of 18 applications; 12 of which have progressed to the next stages of the process following independent evaluation. A full and final list of sites was announced in June 2021. The CCR estimates that 2,768 homes can be delivered across the region by these schemes, creating 3360 jobs and attracting £530m in private investment.
- 3.43 In March 2021, the CCR submitted their Investment Prospectus to UK Government as part of the 'Build Back Better' growth plan. The prospectus sets out the CCR investment requirements and the estimated results each programme will bring. Over a 5-year period, the prospectus requires an approximately £1.05bn to be spent. This will include: £630m in Research and Development Funding Settlement for the Region; £100m via the National Skills Fund; and,

£320m of Levelling-up Fund Investment. It is estimated that these programmes will generate 33,500 jobs, £3.75bn in private leverage, and £2.5bn GVA for the CCR. The prospectus also sets out the longer term funding requirements for the CCR, totalling approximately £3.2bn. This includes a £2b contribution from Department for Transport in order to build on the early stages of the South Wales Metro; and a £1.2bn contribution from the revised Industrial Strategy and ISCF to incentivise clean energy for businesses and households, hydrogen solution trials, and the roll out of ULEV charging infrastructure.

- 3.44 On the 15th March 2021, CCR announced a new £50m investment fund for Strategic Premises, to be launched in May 2021. The fund is aims to help deliver the CCR's industrial and economic plan and aid the recovery from the impacts of the Covid-19 pandemic, through the provision of early stage finance for new and existing businesses, allowing them to scale up and invest to the benefit of the region.

Other South East Wales Local Authorities LDPs

The update on the local planning authorities (LPAs) below highlight the progress made on their respective revised local development plans – although these are continually evolving during October 2021. All authorities have been hampered or stalled by the current COVID-19 global pandemic, which is causing uncertainty for Councils and the public alike. Whilst the Welsh Government are eager for LPAs to progress with plan preparation, Councils are having to adapt to new working practices, which has delaying plan production in most instances. Various other external factors continue to effect their progression.

- 3.45 **Cardiff:** Cardiff's Local Development Plan was adopted in 2016 and sets out the planning framework for the period 2006-2026. On the 28th November 2019, it was decided that a full replacement LDP was necessary. Unfortunately, the COVID-19 pandemic halted the process. In March 2021, Cardiff Council and WG approved the DA to begin preparations for a Replacement LDP
- 3.46 **Merthyr Tydfil:** Following a review of the plan in 2016, Merthyr Tydfil County Borough Council embarked upon their first replacement LDP (2016-2031), Following an examination in public throughout the summer of 2019, the Council adopted their replacement LDP on the 29th January 2020.
- 3.47 **Monmouthshire:** A full review of the Monmouthshire LDP commenced in 2017 and a full revision procedure began for the period 2018-2033. On the 17th March 2020, a decision was taken to postpone all Preferred Strategy engagement events, due to the current COVID-19 global pandemic. A Revised Delivery Agreement set out the revised timescales for the Replacement LDP, indicating that the council will undertake a Preferred Strategy Consultation and Second Call for Candidate Sites between June and July 2021. The Revised Delivery Agreement aims for an adoption date of October 2023.

- 3.48 **Bridgend:** A statutory review of the Bridgend Local Development Plan commenced in 2017. The Welsh Government approved the submitted Delivery Agreement for the replacement LDP on the 25th June 2018, which allowed work to formally commence on the plan. The Preferred Strategy consultation began on the 30th September 2019 and ran until the 08th November 2019. The preparation of the Deposit Draft LDP was delayed by the global COVID-19 pandemic. Bridgend consulted on the Replacement LDP Deposit Plan between 1st June 2021 and 27th July 2021.
- 3.49 **Torfaen:** Torfaen Council commenced a statutory review of their Local Development Plan in 2017. The Draft Review Report was published in April 2018 where it was anticipated that a new replacement LDP would be in place for the period up to 2033. The Preferred Strategy for the Replacement Local Development Plan and were approved by Council on 10th March 2020. Progress was however temporarily halted by the Covid-19 pandemic. An extended consultation on the Preferred Strategy has taken place in 2021, although this has required various iterations of the DA.
- 3.50 **Blaenau Gwent:** Blaenau Gwent triggered a review of their LDP in November 2016. The preparation of a replacement plan began in 2018. Due to delays caused as a result of the Covid-19 pandemic, Blaenau Gwent submitted a revised Delivery Agreement which was agreed by Welsh Government on 6th October 2020. The Council are due to soon undertake public consultation on the Deposit Plan.
- 3.51 **Caerphilly:** The Council produced a Review Report in January 2020 that concluded a full revision of the LDP was required. Progress was halted due to the Covid-19 pandemic. Caerphilly have since submitted the Delivery Agreement, which was agreed by Welsh Government on 17th June 2021, allowing formal commencement of the 2nd Replacement LDP. The delivery agreement anticipates the replacement LDP to be adopted in December 2024.

The Local Development Context

- 3.52 To comprehend fully the local context of the LDP, it is necessary to consider a range of factors that affect implementation. These factors include changes to the local policy framework, local economic conditions (in particular the operations of the housing and commercial markets) and the investment strategies of major public and private sector organisations.

Local Policy Framework

Council's Corporate Plan: Making a Difference (2020-2024)

- 3.53 The Council's new plan is entitled '*Making a Difference*' and has been formulated following extensive consultation with residents, in order to establish priorities for the County Borough. The vision and purpose of the plan is to provide strong

community leadership that enables Rhondda Cynon Taf “to be the best place in Wales to live, work and play, where people and businesses are independent, healthy and prosperous”. The plan contains three principal priorities for RCT. These are:

1. *Ensuring people are independent, healthy and successful.*

This includes:

- *Helping our residents who are older, vulnerable or have disabilities to have a good quality of life;*
- *Encouraging residents to lead active and healthy lifestyles and maintain their mental well-being;*
- *Integrating health and social care and providing support for those with mental health problems and complex needs;*
- *Improving services for children and young people.*

The plan seeks to ensure that *the needs of people are considered in everything we do.*

2. *Creating places where people are proud to live work and play.*

This includes:

- *Improvements to roads, pavements and public transport;*
- *Keeping RCT clean through efficient street cleaning services;*
- *Achieving our recycling targets through weekly recycling, minimising the amount of waste we send to landfill;*
- *Reducing our carbon footprint;*
- *Working with partners to prevent and deter anti-social behaviour;*
- *Tackling all forms of violence, exploitation and hate crime;*
- *Building active communities by supporting voluntary, community and faith sectors;*
- *Making RCT one of the safest places in Wales;*
- *Getting the best out of our parks by looking after and investing in our greenspaces.*

The plan seeks to *make RCT a safe and attractive place to live, work and visit.*

3. *Enabling prosperity, creating the opportunity for people and business to be innovative; be entrepreneurial; and fulfil their potential and prosper.*

This includes:

- *Investing in our town centres;*
- *Bringing jobs and homes into our town centres;*
- *Creating vibrant, thriving places where people want to live, work and socialise;*
- *Delivering major regeneration and transportation schemes;*
- *Maximising the impact of the new South Wales Metro;*
- *Protecting and enhancing the County Borough;*
- *Having good schools so all children have access to a great education;*
- *Increasing the number of affordable, quality homes that are available;*
- *Helping people into work and better paid employment.*

The plan seeks to ensure that *everyone can reach their potential and improve their life chances.*

4 LOCAL DEVELOPMENT PLAN MONITORING

- 4.1 The 2020-2021 AMR is the tenth monitoring report to be prepared since the adoption of the Rhondda Cynon Taf LDP and provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough. Ten years can provide the long-term picture of the success of the development plan process in Rhondda Cynon Taf. This tenth AMR allows for the identification of the various patterns of development and associated issues that have emerged over the plan period.
- 4.2 This section of the report will firstly set out the Core and Local Output Indicators along with their Monitoring Results for 2020-2021. It will then analyse these results in relation to the Core Policies, and in doing so, assess the performance of these policies in delivering the identified targets of the Plan.

Core Output Indicators		Monitoring Results
CI 1	The housing land supply taken from the current Housing Land Availability Study per annum.	<p>On the 26th March 2020, the Welsh Government revoked TAN 1 in its entirety. This included associated paragraphs within PPW 10. This means that the residual method of calculation, as contained within TAN 1, will no longer be the mechanism for calculating the housing land supply. Instead, the Welsh Government have moved to a trajectory model, based upon LDP housing projections and actual completions. RCT will now have to employ the stipulated Average Annual Requirement (AAR) method, as contained within the new Development Plan Manual (Ed. 3). It is however acknowledged that this will not be particularly detailed given that the Council has only 6 months left of the current LDP. This will be set out in detail under the analysis of Policy CS 4 below.</p> <p>Previous Joint Housing Land Availability Studies (JHLAS) (2019) indicated that Rhondda Cynon Taf had a 1.3 years housing land supply (at the 1st April 2019), compared to the requirement for a 5-year supply. The JHLAS (2018) indicated that RCT had a 1.4 year housing land supply.</p>
CI 2	Number of net additional affordable and general market dwellings built in the	<p>Total housing completions (affordable and market)</p> <p>2020-2021 – 441 2019-2020 – 452 2018-2019 – 386</p>

	Plan area per annum.	<p>2017-2018 – 552 2016-2017 – 716 2015-2016 – 569 2014-2015 – 553 2013-2014 – 534 2012-2013 – 414 2011-2012 – 357 2010-2011 – 467</p> <p>Affordable housing completions (excluding market)</p> <p>2020-2021 – 154 2019-2020 – 179 2018-2019 – 79 2017-2018 – 198 2016-2017 – 248 2015-2016 – 98 2014-2015 – 114 2013-2014 – 75 2012-2013 – 77 2011-2012 – 39 2010-2011 – 78</p> <p>Market housing completions (excluding affordable)</p> <p>2020-2021 – 287 2019-2020 – 273 2018-2019 – 307 2017-2018 – 354 2016-2017 – 480 2015-2016 – 471 2014-2015 – 439 2013-2014 – 459 2012-2013 – 337 2011-2012 – 318 2010-2011 – 384</p>
CI 3	Net employment land supply/development per annum.	<p>The allocated LDP employment land supply is 98 hectares. Development is continuing on the 4.17ha site at Hirwaun Industrial Estate (NSA 14.2 – North of 5th Avenue, Hirwaun). During 2020-2021, construction also commenced on the 3,065m² Class B1/B2/B8 unit on the Coed Ely employment allocation (SSA 14.1). Infrastructure is being provided on the remainder of the 14 hectare site. 2 Hectares of the employment allocation at Robertstown Strategic Site has also recently seen the development of industrial units, with</p>

		a further 2 hectares of the site now housing a new college and park and ride.																																							
CI 4	Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units).	All developments permitted on all allocated sites in 2020-2021 (of a total of 841 hectares):																																							
		<table border="1"> <thead> <tr> <th></th> <th>Size (ha)</th> <th>% of Allocated Land</th> </tr> </thead> <tbody> <tr> <td>Up to 2011</td> <td>36.93ha</td> <td>4.4%</td> </tr> <tr> <td>2011 - 2012</td> <td>10.98ha</td> <td>1.3%</td> </tr> <tr> <td>2012 - 2013</td> <td>5.37ha</td> <td>0.6%</td> </tr> <tr> <td>2013 - 2014</td> <td>28.46ha</td> <td>3.4%</td> </tr> <tr> <td>2014 - 2015</td> <td>109.5ha</td> <td>13%</td> </tr> <tr> <td>2015 - 2016</td> <td>76.12ha</td> <td>9%</td> </tr> <tr> <td>2016 - 2017</td> <td>0.6ha</td> <td>0.07%</td> </tr> <tr> <td>2017 - 2018</td> <td>24.3ha</td> <td>3%</td> </tr> <tr> <td>2018 - 2019</td> <td>0.87ha</td> <td>0.1%</td> </tr> <tr> <td>2019 - 2020</td> <td>4.55ha</td> <td>0.54%</td> </tr> <tr> <td>2020 - 2021</td> <td>0.26ha</td> <td>0.03%</td> </tr> <tr> <td>Totals to date</td> <td>297.4ha</td> <td>35.36%</td> </tr> </tbody> </table>		Size (ha)	% of Allocated Land	Up to 2011	36.93ha	4.4%	2011 - 2012	10.98ha	1.3%	2012 - 2013	5.37ha	0.6%	2013 - 2014	28.46ha	3.4%	2014 - 2015	109.5ha	13%	2015 - 2016	76.12ha	9%	2016 - 2017	0.6ha	0.07%	2017 - 2018	24.3ha	3%	2018 - 2019	0.87ha	0.1%	2019 - 2020	4.55ha	0.54%	2020 - 2021	0.26ha	0.03%	Totals to date	297.4ha	35.36%
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		2016 - 2017	0.6 / 14	0.16% / 0.152%
		2017 - 2018	19.8 / 460	5.13% / 5%
		2018 - 2019	0 / 0	0% / 0%
		2019 - 2020	0 / 0	0% / 0%
		2020 - 2021	0 / 0	0% / 0%
		Totals to date	213.4 / 4,791	55.3% / 52.03%
		<p>The 0.26 hectares permitted on allocated sites during 2020-2021 is 0.93% of the overall total of 27.98 hectares of development permitted during the year.</p> <p>There were no dwellings permitted on allocated sites during 2020-2021, however 411 dwellings were approved elsewhere during the year.</p>		
CI 5	Average density of housing development permitted on allocated development plan sites.	There were no dwellings permitted on allocated sites during the 2020-2021 monitoring period. As such, an average density cannot be calculated.		
CI 6	Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum.	During 2020-2021, 56.15%, or 15.71 hectares of a total of 27.98 hectares of development permitted, was on previously developed land or within existing buildings.		
CI 7	Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a % of all major retail, office and leisure development permitted. (Amended indicator as agreed).	<p>During 2020-2021, 12,088m² of major retail, office and leisure development was permitted within the County Borough, although not in the town centre.</p> <p>The Council has also 9840m² of land to be used for the construction of a roller coaster at Zip World Tower Colliery, in addition to a 2248m² new sports centre at Coleg Y Cymoedd, Nantgarw.</p>		
CI 8	Amount of development (by TAN 15 paragraph 5.1 development category)	During 2020-2021, there were nine applications for 29 dwellings permitted within a category C flood risk zone. 13 dwellings were within a C2 flood risk zone, whilst 16 were within a C1 flood risk zone. 11 of these		

	permitted in C1 and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2i-v).	dwellings within a C2 flood risk zone were for flats above shops, and 1 was for a replacement dwelling.
CI 9	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	During 2020-2021, planning permission was granted for the development of 12.01 hectares of greenfield land, which is not allocated in the LDP. 1.97ha of this however accounts for a solar farm, which are classed as a long-term, temporary permission.
CI 10	Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the Regional Waste Plan (TAN 21) per annum.	No waste management was permitted during 2020-2021.
CI 11	The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement (MTAN).	No primary land-won aggregates were permitted for extraction in 2020-2021.
CI 12	The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum.	Strategic Search Areas were provided by Technical Advice Note (TAN) 8: Planning For Renewable Energy (2005). TAN 8, however, has now been revoked in its entirety, following a new direction in national policy covered by the National Development Framework (2021). This is in relation to Pre-Assessed areas. Regardless, no further renewable energy developments were installed within the former Strategic Search Area F boundary during 2020-2021. The Council did however permit a 2 MW solar photovoltaic farm at land off Pantybrad Road, Ynysmaerdy, Llantrisant during the monitoring year.

		<p>Permission was also granted for a renewable heating energy scheme at fynnon Taf Primary School and Taffs Well Park Pavilion, using the Taffs Well thermal spring heat network.</p> <p>It should also be noted that the considerable level of 183 MW of renewable energy has been installed in the strategic search area in RCT since the adoption of the LDP.</p>
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Local Output Indicators		Monitoring Results
LI 1	Number of dwellings permitted annually outside the defined settlement boundaries.	95 dwellings were permitted outside the defined settlement boundary in 2020-2021, consisting of ten applications. 76 of these were permitted in one application at The Meadows, Coed Ely, Tonyrefail, which was approved at Appeal by Welsh Government Ministers. A further 5 units formed one application in accordance with policy NSA 12. 3 permissions were for replacement dwellings in the countryside. 1 permission was for an agricultural worker, another was for the conversion of a rural building with historic and architectural merit.
LI 2	Number of affordable dwellings provided annually on rural exception sites throughout Rhondda Cynon Taf.	During 2020-2021 there were no affordable dwellings provided on rural exception sites.
LI 3	Average house price in Rhondda Cynon Taf per annum.	The 2020 - 2021 the average house price in the County Borough was £133,482, up from £113,224 in 2019-2020. The average price of a property in Wales during 2020-2021 was £184,297 (Land Registry, May 2021).
LI 4	Amount of affordable housing provided by Social Housing Grant per annum.	Social Housing Grant funded 164 affordable houses during 2020-2021.
LI 5	% of employment land lost to alternative uses	No allocated employment land was lost to alternative uses during 2020-2021.

	per annum	
LI 6	Total convenience/comparison retail floorspace developed per annum.	No major convenience/comparison retail floorspace was developed during 2020 - 2021.
LI 7	Annual vacancy rates for each Principal Town and Key Settlement.	<p>The Town Centre Retail Survey of July 2021 indicated annual vacancy rates for each of the Principal Towns and Key Settlements during 2020-2021 as follows:</p> <p>Aberdare 15.91%</p> <p>Pontypridd 14.36%</p> <p>Llantrisant / Talbot Green 5.22%</p> <p>Ferndale 12.77%</p> <p>Hirwaun 9.52%</p> <p>Llanharan 0%</p> <p>Mountain Ash 18.68%</p> <p>Porth 23.58%</p> <p>Tonypanydy 17.24%</p> <p>Tonyrefail 18.52%</p> <p>Treorchy 5.0%</p> <p>The overall vacancy rate for these centres combined:</p> <p>2020-2021 = 14.25%</p> <p>2019-2020 = 11.25%</p> <p>2018-2019 = 12.37%</p> <p>2017-2018 = 11.5%</p> <p>2016-2017 = 12.4%</p> <p>2015-2016 = 10.6%</p> <p>2014-2015 = 10.8%</p>
LI 8	Number of applications approved per annum for non-retail use in primary and secondary shopping frontages.	No applications were approved for non-retail uses in the primary retail frontages of Aberdare and Pontypridd, during 2020-2021.
LI 9	Number of highway, roads, public transport	Work has been completed on the construction of a new cross valley link in the Cynon Valley, to the

	and walking and cycling schemes implemented per annum.	south of Mountain Ash. Elsewhere across the highway network, smaller scale schemes have been undertaken or are being examined to improve traffic flows, particularly at junctions. Improvement work has been carried out to several sections of existing active travel routes to make them more resilient during bad weather and to bring them up to current standards. Work has commenced over the construction of a new transport interchange in Porth town centre as part of a regeneration strategy for the town.
LI 10	Proportion of new housing, employment and retail development accessible by a range of transport modes per annum.	<p>95.45% of the 411 dwellings permitted during 2020-2021 are accessible and within 400 metres of at least one or more transportation mode.</p> <p>17/18 or 94.44% of all new employment permissions are accessible and within 400 metres of one or more transportation mode. The one that is not is for an extension to Llantrisant Business Park.</p> <p>100% of all new retail permissions granted during 2020-2021 are accessible and within 400 metres of one or more transportation mode.</p>
LI 11	The number of SINC affected by development and the number of mitigation schemes secured annually (amended indicator as agreed).	During 2020-2021, three schemes directly affected a designated SINC. Two of these have mitigation schemes and management plans secured through a Section 106 agreement, over a total site area of 2.28ha. The one application where there was no SINC mitigation scheme was due to existing damage to the SINC.
LI 12	Annual recycling / reuse/composting rates.	<p>The recycling/reuse/composting rates for 2020-2021 were as follows:</p> <p>Recycled – 54.38%; Reused – 0.41%; Composted – 14.93%; Energy Recovery – 37.09%; and Landfilled – 3.68%.</p>
LI 13	Amount of mineral deposits sterilised by new development annually.	<p>The following mineral deposits were sterilised by new development during 2020-2021.</p> <ul style="list-style-type: none"> • Sandstone 0.03 hectares • Sand and Gravel 0 hectares • Limestone 0 hectares

		<ul style="list-style-type: none"> Coal 0.52 hectares <p>In accordance with the Mineral paragraphs (from 5.14 onwards) within chapter 5 of Planning Policy Wales, Edition 11, it was determined that only permanent developments outside the settlement boundary that were also classed as sensitive development could be considered to be sterilising the resource. Furthermore, any part of the minerals safeguarding areas that were already effectively sterilised on account of existing properties (having the above characteristics), have not be taken into consideration when calculating the scale of the deposit affected.</p>
LI 14	Pre-application discussions and master-planning exercises undertaken with developers in relation to the development of Strategic Sites.	Pre-application discussions and/or master-planning exercises have taken place in respect of the Strategic Sites at the land South of Hirwaun, Fernhill Colliery Site, the former Phurnacite Plant, Robertstown/Abernant, Llanilid and Mwyndy/Talbot Green during 2020-2021. Further detail is presented below in the Core Policy monitoring from CS 3.1-CS3.8.
LI 15	Planning permission granted for Strategic Sites.	In 2020-2021, the Reserved Matters application on Parc Llanilid was approved, for 216 dwellings.
LI 16	Annual rate of residential and/or commercial development on Strategic Sites.	<p>During 2020-2021, 117 dwellings were built on the Llanilid Strategic Site.</p> <p>20 Industrial units were built on the Roberstown/Aberdare Hospital Site.</p>
LI 17	Annual provision of local centres, primary schools, open space and biodiversity management schemes on Strategic Sites.	Biodiversity mitigation has been implemented and is ongoing in association with the opencast operation on the Hirwaun Strategic Site. A management plan has also been agreed at Cefn y Hendy via a Section 106 legal agreement.
LI 18	Annual provision of highway and utility infrastructure on Strategic Sites.	The access point for the new Mwyndy/Talbot Green town centre has been implemented with infrastructure development continuing.
LI 19	Implementation of Regeneration Strategies during 2010-2021.	In 2020-2021, further elements of the Aberdare and Pontypridd Regeneration Strategies were developed and implemented.

Core Policy Monitoring Analysis

POLICY:	OBJECTIVE:	RELATED POLICIES:																												
CS 1 - Development in the North	1, 2, 4, 5, 6 & 8	NSA 1 to NSA 28																												
MONITORING TARGET:	MONITORING TARGET:																													
To build strong and sustainable communities in the Northern Strategy Area over the Plan period	ADOPTION: None																													
	2015: 40% of allocations																													
	2021: 100% of allocations																													
PERFORMANCE:																														
CORE AND LOCAL OUTPUT INDICATORS:																														
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19																														
ANALYSIS OF RESULTS:																														
<p>A key element of the Rhondda Cynon Taf LDP core strategy is to build strong and sustainable communities in the Northern Strategy Area (NSA). In order to build strong and sustainable communities it will be necessary to halt the process of depopulation and decline and deliver beneficial, sustainable development in northern Rhondda Cynon Taf. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise, as identified in the above indicators, in relation to the following interrelated factors:</p> <p>Housing</p> <p>Below are the house building completion figures in the NSA for 2020-2021, showing previous years completions for comparative purposes (CI 2). Unfortunately, it has not been possible to breakdown a reliable figure for the affordable to market ratio in the Strategy Area monitoring in time for this publication.</p> <table border="1"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2020-2021</td> <td></td> <td></td> <td>92</td> </tr> <tr> <td>2019-2020</td> <td>219</td> <td>117</td> <td>336</td> </tr> <tr> <td>2018-2019</td> <td>180</td> <td>47</td> <td>227</td> </tr> <tr> <td>2017-2018</td> <td>96</td> <td>32</td> <td>128</td> </tr> <tr> <td>2016-2017</td> <td>153</td> <td>43</td> <td>196</td> </tr> <tr> <td>2015-2016</td> <td>127</td> <td>48</td> <td>175</td> </tr> </tbody> </table>				General Market	Affordable	Total	2020-2021			92	2019-2020	219	117	336	2018-2019	180	47	227	2017-2018	96	32	128	2016-2017	153	43	196	2015-2016	127	48	175
	General Market	Affordable	Total																											
2020-2021			92																											
2019-2020	219	117	336																											
2018-2019	180	47	227																											
2017-2018	96	32	128																											
2016-2017	153	43	196																											
2015-2016	127	48	175																											

2014-2015	157	20	177
2013-2014	153	23	176
2012-2013	94	52	146
2011-2012	130	26	156
2010-2011	160	21	181

Taking these and previous completions into consideration, an overall total of **2,754 new dwellings** have been built in the NSA since the start of the plan period in 2006.

During 2020-2021, the Council **approved 150 houses** in the Northern Strategy Area. Since the adoption of the plan in 2011, **3,358** houses have been given planning permission in the NSA.

No dwellings were granted permission on allocated sites within the Northern Strategy Area during 2020-2021 (CI 5).

To date, planning permission has been granted and development has commenced or is complete on the following allocated housing sites: (CI 4)

- NSA 9.4 – Site including the Old Brickworks, Old Dairy and tipped land rear of Birchwood, Llwydcoed;
- NSA 9.9 – Ynyscynon Farm, Cwmbach (part)
- NSA 9.10 – Land to the end of Godreaman Street, Godreaman
- NSA 9.11 – Gwernifor Grounds, Mountain Ash.
- NSA 9.8 – Dyffryn Row, Cwmbach, Aberdare (part);

To date, planning permission has been granted on the following allocated housing sites:

- NSA 9.8 – Dyffryn Row, Cwmbach, Aberdare (Outline);
- NSA 9.9 – Ynyscynon Farm, Cwmbach (part) (Outline);
- NSA 9.18 – Llwynypia Hospital (Outline);
- NSA 9.2 – Land to the East of Trenant, Penywaun (Outline).

Strategic Sites

Details of progress of the Strategic Sites are shown in their respective tables of analysis for policies CS 3.1 to CS 3.8.

Sustainable Development

During 2020-2021, 56.15%, or 15.71 hectares of a total of 27.98 hectares of development permitted throughout the County Borough, was on previously developed land or within existing buildings (CI 6).

Of all the developments permitted on land within the NSA in 2020-2021, (totalling 8.91 hectares), 5.20 hectares or 58.43% of permissions were on previously developed land or within existing premises. A further 3.70 hectares or 41.57% of permissions were on greenfield land.

Strategic Search Areas were provided by Technical Advice Note (TAN) 8: Planning For Renewable Energy (2005). TAN 8 has now been revoked in its entirety, following a new direction in national policy covered by the National Development Framework (2021). However, no further renewable energy permissions were installed within the former Strategic Search Area F boundary during 2020-2021. A photovoltaic solar farm was however permitted at the land off Pantybrad Road, Ynysmaerdy, Llantrisant, with a generation capacity of 2MW. Permission was also granted for a renewable heating energy scheme at fynnon Taf Primary School and Taffs Well Park Pavilion, using the Taffs Well thermal spring heat network.

During 2020-2021, three schemes within the NSA directly affected a designated SINC. Two of these have mitigation schemes and management plans secured through a Section 106 agreement. The third scheme was not able to achieve a mitigation scheme as the SINC had been badly damaged before any ecological assessments could take place.

Economic Activity

The 4.17ha allocation at Hirwaun Industrial Estate (NSA 14.2) continues to implement its consent for a sustainable waste resource recovery and energy production plant at Fifth and Ninth Avenues. This scheme includes a combined heat and power plant with capacity of 20 MW. Two buildings have been erected to date with significant ground works undertaken.

Further, the opencast extraction operations have ceased on the employment element of the Hirwaun Strategic Site. Backfilling of the mine has taken place and it is anticipated that details of development of the plateaux for future allocated commercial development will be forthcoming.

20 industrial units have been completed on the Employment allocation at the Roberstown/Aberdare Hospital Strategic Site.

The NSA has witnessed permission for 4,026m² of gross industrial floor space within 2020-2021. This is comprised of six planning permissions, the most significant of these is for 16no. industrial starter and hybrid industrial/office units incorporating use classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution) at Cwm Cynon Business Park, Mountain Ash. Whilst not granted on allocations, these permissions are testament to the willingness to expand operations and invest in Rhondda Cynon Taf. The permissions also contribute towards the Council's employment land bank.

No major retail development has been permitted in the Northern Strategy Area during 2020-2021. One permission has been granted for the construction of a new building to provide mixed-use retail and office space in Porth. All other small retail permissions within the NSA in 2020-2021 have been for changes of use or mixed-use development, including

an element of retail. All of these permissions equate to a total of 0.129 hectares granted planning permission in the NSA in 2019-2020.

Permission was also granted in 2020-2021 for the erection of a roller coaster at Zip World Tower Colliery, in addition to a 2,248m² new sports centre at Coleg Y Cymoedd, Nantgarw.

Further information is given regarding these issues in the relevant analysis of results for CS 6 and CS 7 below. Further information on any proposals for such allocations is also detailed in Appendix 1 – Status of Allocations.

Sustainable Transportation / Accessibility

Listed below are those allocated transportation scheme completed to date (LI 9):

- NSA 21.3 – Expansion of existing park and ride facilities, Robertstown;
- NSA 23.3 – The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate;
- NSA 21.2 – Land south of Ty Trevithick, adjacent to A470 Abercynon.

In addition to the above, progress has been made with other allocated schemes. In the Northern Strategy Area, the Mountain Ash Southern Cross Valley Link received planning permission for an east-west highway link via an upgraded junction on the A4059. Construction commenced in the summer of 2017 and was completed in September 2020, where a new bridge has been built spanning the Aberdare – Pontypridd railway line and River Cynon. The Mountain Ash Northern Cross Valley Link was reviewed and considered as part of the development of the southern link however the southern link has been prioritised.

The park and ride provision for Strategic Site 5 (Hirwaun) has been proposed as part of the wider Cynon Gateway scheme and the SE Wales Valleys LTP. A study of potential transport options along the currently mothballed rail line to Hirwaun has also been commissioned by Transport for Wales, who have now taken over the infrastructure assets from Network Rail.

A considerable new park and ride facility has been developed for 310 spaces on vacant land on the Navigation Park business park in Abercynon. Additional spaces have also been created at the existing park and ride there, following a re-assessment of the car park's layout.

A section of the cycle route between Gelli Industrial Estate and Rhondda Sports Centre was implemented in 2017-2018, funded by the Safe Routes in Communities initiative. All other cycle routes within the NSA have been earmarked for improvement or extensions as part of the Council's Integrated Network Map, which was approved by the Welsh Government in February 2018.

The development of a cycle route along the Rhondda Fawr is closely linked to the proposed re-opening of the disused rail tunnel linking Blaencwm (RCT) with Blaengwynfi (Neath Port Talbot). In conjunction with the Rhondda Tunnel Society, the first stage of the

WeITAG process has been completed. A Business Case is in the process of being undertaken. In tandem, a feasibility study is being undertaken into the possible alignment of the new cycle route between the entrance to the tunnel and Porth. This study is being undertaken in close liaison with Transport for Wales following the transfer of rail assets along the Valley Lines Network from Network Rail to Transport for Wales.

Further detail in relation to the transportation allocations may be seen in Appendix 1 – Status of Allocations.

During 2020-2021, the LDP and Development Management process has been successful in guiding development to sustainable locations. 95.45% of all new houses permitted during 2019-2020 are accessible and within 400 metres of at least one or more transport mode. Those which are not within 400m of at least one or more transport mode are permissions for replacement dwellings in more rural areas.

94.44% (17 of 18 permissions), of all new employment permitted is accessible and within 400 metres of one or more transport modes and all new retail permitted (16 of 16 permissions) is accessible and within 400 metres of one or more transport modes (LI 10).

Comment

The monitoring targets for Policy CS 1 require **40%** of the LDP allocations in the NSA to be subject to planning consent or implemented by 2015 and 100% to be subject to planning consent or implemented by 2021. To date, 19 allocations have either been implemented, subject to planning consent or part of the allocation has been permitted. This equates to **42%** of all 45 Strategic Site, residential, employment, retail and transportation allocations in the NSA.

The Council recognises that the delivery of new development in the NSA in challenging economic conditions has been slow in recent years, particularly on large residential allocations. That being said, it is clear that there has been a continued delivery of new houses in the NSA, both market and affordable, with 2,754 dwellings built here since the start of the plan period in 2006 and 98 during 2020-2021. This years return is lower than previous years, although this could be linked to both the pandemic and two of the key housing developers beginning the development of new sites for them. A total of 3,358 dwellings have been approved since the adoption of the plan in 2011, with 150 of these approved throughout the past year in the NSA.

The Strategic Sites in the north are making slow but steady progress with development of the college campus on the Robertstown site now complete. 20 industrial units have also been completed here this year.

Pre-application discussions for bringing forward and master planning the Strategic Sites are continuing. The completion of the pre-extraction of coal from Tower Colliery to allow for the employment site to come forward, along with the WG's progress on the A465 Heads of the Valleys dualling, indicates a very positive future for the development of the Hirwaun Strategic site.

The consideration of CCR stalled housing fund is also being considered to bring forward some key allocations.

The Council has further employed innovative ways of stimulating housing in Rhondda Cynon Taf. One such approach is its unique Developer Forum, where private house builders, social rented landlords along with the Council discuss their experiences in delivering houses, the barriers to this and possible solutions.

It is nevertheless acknowledged that this broad monitoring of policy CS 1 is indicating that the implementation of allocations in the NSA are not proceeding at the rate set out in its target. All matters we have monitored over the past 10 years with regards to the delivery of this policy will be comprehensively analysed in the revision of the LDP.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 2 - Development in the South	1, 2, 4, 5, 6 & 8	SSA 1 to SSA 27
TARGET:	MONITORING TARGET:	
To ensure sustainable growth in the Southern Strategy Area that benefits Rhondda Cynon Taf as a whole over the Plan period	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19		
ANALYSIS OF RESULTS:		
<p>The objective in the Southern Strategy Area (SSA) is to ensure sustainable growth takes place in a manner that benefits Rhondda Cynon Taf. In order to deliver sustainable growth, it is necessary to manage residential and commercial growth in the SSA in a manner that balances the economic potential of the area within its environmental capacity. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:</p> <p>Housing</p> <p>Below are the house building completion figures in the SSA for 2020-2021, showing previous years completions for comparative purposes. Unfortunately, it has not been possible to breakdown a reliable figure for the affordable to market ratio in the Strategy Area monitoring in time for this publication.</p>		

	General Market	Affordable	Total
2020-2021			334
2019-2020	70	46	116
2018-2019	127	32	159
2017-2018	258	166	424
2016-2017	327	193	520
2015-2016	344	50	394
2014-2015	282	94	376
2013-2014	322	36	358
2012-2013	243	25	268
2011-2012	188	13	201
2010-2011	224	57	281

Taking these and previous completions into consideration, an overall total of **4,423 new dwellings** have been built in the SSA since the start of the plan period in 2006 (CI 2).

During 2020-2021, the Council **approved 264** new houses in the Southern Strategy Area. Since the adoption of the plan in 2011, **6,767 houses** have been given planning permission in the SSA.

There were no dwellings permitted on allocated sites during the 2020-2021 monitoring period within the SSA (CI 5).

To date, planning permission has been granted and development has commenced or is complete on the following allocated housing sites (CI 4):

- SSA 9 – Former OCC Site, Llanilid (part);
- SSA 10.7 – Land at Gwern Heulog Coed Ely;
- SSA 10.12 – Land east of Dolau County Primary School, Bridgend Road, Bryncae;
- SSA 10.13 – West of Llechau, Llanharry;
- SSA 10.15 – Land South of Brynteg Court, Beddau;
- SSA 10.17 – Glyntaff Farm, Rhydyfelin;
- SSA 10.18 – Land South of the Ridings, Tonteg and East of Station Road, Church Village.

To date, planning permission has been granted on the following allocated housing sites:

- SSA 7 – Former Cwm Colliery and Coking Works, Tynant (Outline);

- SSA 8 – Mwyndy/Talbot Green (part) (Outline);
- SSA 9 – Former OCC Site, Llanilid (part) (Outline);

The Council has resolved to approve planning applications for development on the following allocated housing sites where the signing of a S106 Agreement is awaited:

- SSA 10.2 – Trane Farm, Tonyrefail (Outline).

Appendix 1 – Status of Allocations provides an update in respect of each individual allocation.

Strategic Sites

Details of progress of the Strategic Sites are shown in their respective tables of analysis for policies CS 3.1 to CS 3.8.

Sustainable Development

During 2020-2021, 53.35%, or 10.67 hectares of a total of 19.99 hectares of development permitted throughout the County Borough, was on previously developed land or within existing buildings (CI 6).

Although Strategic Search Area F (SSA F) of TAN 8 is solely within the NSA, there were no further installations of wind turbines within the 5 KM search area of the SSA F.

During 2020-2021, there were no schemes that affected a designated SINC in the SSA (LI 11).

Economic Activity

During 2019-2020, the Council granted permission for 10,046m² of gross industrial space within the SSA. The most significant of these included a total of 4,332m² of B1/B2/B8 space at Hepworth Business Park, Pontyclun, and 2,480m² of industrial units as part of an extension to Llantrisant Business Park. All employment permissions in the Southern Strategy Area have been permitted across 473 hectares. Such permissions are testament to the continued investment in the economy of RCT.

No major A1 (retail) B1 (office), D2 (leisure and assembly) was permitted in the Southern Strategy Area in 2020-2021.

All retail permissions within the SSA in 2019-2020 have been for changes of use. All of these permissions equate to a total of 0.15 hectares.

Development of the infrastructure is well advanced to accommodate the retail permissions at the Mwyndy Strategic Site, the Council has approved various proposals for a new town centre at Mwyndy/Talbot Green, although these have not come forward to date. The development of the retail allocation in Pontypridd, SSA 15.1 has long since been developed.

Further information is given regarding these issues in the relevant analysis of results for CS 6 and CS 7 below. Further information on any proposals for these sites is also detailed in Appendix 1 – Status of Allocations.

It should also be noted that in 2016, the Minister for Economy, Science and Transport approved funding to purchase the former Forgemasters site in Taffs Well, as part of the Cardiff Capital Region City Deal investment process. This land was secured by the Welsh Government for the development of the South Wales Metro, focusing specifically on the core valleys lines. An application was subsequently submitted for a rolling stock depot and associated works at Garth Works Industrial Estate, Taffs Well in 2018-2019. The Welsh Government has invested £100m in the new Transport for Wales depot, which will house and service 36 of the new metro vehicles operating on the Taff Vale lines. It is anticipated that the depot will become the base for a 400 train crew, 35 vehicle maintenance staff and an integrated South Wales metro control centre employing 52 staff. This development is well progressed.

Sustainable Transportation / Accessibility

Listed below are the allocated transport schemes which have been completed to date (LI 9):

- SSA 20.6 – Taffs Well Station Park and Ride;
- SSA 21.1 – Treforest Connect 2
- SSA 21.2 – Extension to Connect 2 scheme Pontypridd;
- SSA 21.3 – Maesycoed to Porth cycle route;
- SSA 21.4 – Glyntaff to Nantgarw cycle route;
- SSA 21.6 – Pontypridd to Tonyrefail via Llantrisant, sections 1 and 2 are now complete and the third section, which will complete the route, is currently under construction.
- SSA 18.2 – Talbot Green Bypass dualling – a long-term construction project has begun to further improve the Mwyndy Cross roundabout. Enhancements to key junctions are ongoing.

In the Southern Strategy Area, the A473 Llanharan Bypass is included within the SE Wales Valleys LTP and the WelTAG stage 1 and 2 reports have been complete, with an initial public consultation exercise undertaken over the proposed routes. Enhancements to key junctions continue in relation to the A473 Talbot Green Bypass allocation. All other cycle routes have proposals to improve sections of the route included within the Council's Integrated Network Map, which was approved by the Welsh Government in February 2018.

Further detail in relation to the transportation allocations may be seen in Appendix 1 – Status of Allocations.

During 2020-2021, the LDP and Development Management process has been successful in guiding development to sustainable locations. 95.45% of all new houses permitted during 2020-2021 are accessible and within 400 metres of at least one or more transport

mode.

94.44% (17 of 18 permissions) of all new employment permitted is accessible and within 400 metres of one or more transport mode and all new retail permitted (30 of 30 permissions) is accessible and within 400 metres of one or more transport modes (LI 10).

Comment

As with Policy CS 1, the monitoring targets for Policy CS 2 require **40%** of the LDPs allocations in the SSA to be subject to planning consent or implemented by 2015 and 100% be subject to planning consent or implemented by 2021. To date, 21 allocations have either been implemented, subject to planning consent or part of the allocation has been permitted. This equates to **55%** of all 38 Strategic Site, residential, employment, retail and transportation allocations in the SSA.

It is also evidenced that there is continued housing delivery of significant proportions in the SSA for both market and affordable dwellings, with 4,423 dwellings built since the start of the plan period and 334 during the 2019-2020 monitoring period. In total 6,767 houses have been permitted in the SSA since the adoption of the plan in 2011, with 264 granted permission in this monitoring year. Again, it is considered that the overall delivery of these permissions will come forward with increased demand in the market.

The Council has further employed innovative ways of stimulating housing in Rhondda Cynon Taf. One such approach is its unique Developer Forum, where private house builders, social rented landlords along with the Council discuss their experiences in delivering houses, the barriers to this and possible solutions.

It is nevertheless acknowledged that this broad monitoring of policy CS 2 is indicating that the implementation of allocations in the SSA are not proceeding at the rate set out in its target. All matters we have monitored over the past 10 years with regards to the delivery of this policy will be comprehensively analysed in the revision of the LDP.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.1 - Former Maerdy Colliery	1, 2, 4, 5, 7 & 10	NSA 4
TARGET:	MONITORING TARGET:	
The construction of 1ha of B1 and/or B2 of employment land, visitors centre and area of informal recreation.	ADOPTION: None	
	2015: Submission of application	
	2021: Development Complete	

PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
LI 14, LI 15, LI 16, LI 17 and LI 18	
ANALYSIS OF RESULTS:	
<p>The Maerdy Colliery Strategic Site has been subject to partial land reclamation, although public funding is required to reclaim the major elements of the site. There have been some agreements reached with the wind farm development to provide access across the site and some funding has been agreed for small amounts of work but the main reclamation scheme is still unfortunately dormant. It is hoped that the wind farm will also generate some funding for design works for the site; land reclamation is not currently a Welsh Government funding priority. The Council continues to explore the potential for private funding in this regard.</p> <p>As part of the previous wind farm proposal, some engineering works have been carried out to allow access to the wind farm, and in so doing have improved the access onto the Strategic Site and the area designated for a visitor centre.</p> <p>The employment allocation has not yet been delivered, and although some access within the site is improved, it is not considered that the overall site is progressing as was expected and will not be delivered during the plan period.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.2 - Former Fernhill Colliery	1, 2, 4, 5, 7 & 10	NSA 5
TARGET:	MONITORING TARGET:	
The construction of between 350-400 dwellings, a local retail centre and area of informal recreation.	ADOPTION: None	
	2015: Submission of application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS RESULTS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		

ANALYSIS OF RESULTS:

Since 2016-2017, new owners have been in pre-application discussions with the Council concerning the master planning of the site. An application has been submitted proposing various alternative, small scale uses on parts of the site.

The Council will continue to monitor the status of the site and work with the owners in order to allow the site to come forward for development, although it is acknowledged that the target will not be met.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.3 - Former Phurnacite Plant	1, 2, 4, 5, 7 & 10	NSA 6
TARGET:	MONITORING TARGET:	
The construction of 500 dwellings, 5.9 hectares of employment, a new primary school and area of formal/informal recreation.	ADOPTION: None	
	2015: Submission of planning application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>There have been pre-application discussions between the Council and part owners of the site CPL (Coal Products Limited). Significant investment has already been made in remediating the site. An initial master plan and brief for the site have also been produced. The Coal Authority who own the other part of the site are currently undertaking some site investigation work however it is not anticipated that the site will be delivered in the near future. The Council's Regeneration section have further commissioned some analysis to establish future development opportunities for the site.</p> <p>The Council continues to seek solutions to remediate the site in the first instance, given that it remains a strategic development site in the mid Cynon Valley. It is nevertheless acknowledged that the site will not come forward within the remaining, current plan period.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.4 - Land at Robertstown / Abernant	1, 2, 4, 5, 7 & 10	NSA 7
TARGET:	MONITORING TARGET:	
The construction of between 500-600 dwellings, 3.7 hectares of employment/leisure, a new primary school, medical centre and area of informal recreation.	ADOPTION: None	
	2015: Planning permission / implementation of development	
	2021: Development completed	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>Planning permission was granted for a supermarket on the Robertstown element of the site on the 1st April 2015, although this has not come forward due to market changes.</p> <p>The new college campus that received is complete on the lower (employment/leisure) part of the Robertstown Strategic Site. It will continue to provide significant numbers of jobs and training opportunities. The college will also contribute to the development needs of the local population. Significant park and ride facilities have also been developed on the site.</p> <p>2019-2020 has also seen permission granted for the construction of 20 no. industrial starter and hybrid industrial/office units incorporating use classes B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution). This application is a product of the £2.58m of European funding, which was secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. The project was part funded by the European Regional Development Fund (ERDF) through the Welsh Government. During 2020-2021 the development of these considerable units took place, with tenants now being sought.</p> <p>There have been several landowners and developers showing interest in the development of the residential element of the Strategic Site on the former hospital site and pre-application discussions have continued throughout 2020-2021, although no formal application progressed.</p>		

The development and interest shown in the site is such that the Council is confident that development will come forward on the site, even if it is beyond the end of the current plan period.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.5 - Land South of Hirwaun	1, 2, 4, 5, 7 & 10	NSA 8
TARGET:	MONITORING TARGET:	
The construction of 400 dwellings, 36 hectares of employment, a new primary school, 2000m ² retail floorspace, medical/community centre and area of informal recreation.	ADOPTION: None	
	2015: Planning permission / implementation of development	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>Further detailed pre-application discussions have taken place concerning the potential after uses of the area of the Strategic Site designated for employment use. The opencasting there has been completed, with backfilling of voids and plateaux put in place for future development.</p> <p>The Heads of the Valleys road dualling construction scheme is now also underway alongside the site. It is the intention of the Council that a scheme to extend the passenger rail line from Aberdare to Hirwaun, will continue to be promoted for inclusion in the metro programme.</p> <p>Associated and nearby to the Strategic Site is the new Zip World development around Tower Colliery, bringing in a massive tourism investment to the area.</p> <p>Whilst the site is progressing slowly, it is highly likely that any structural development would now take place outside the plan period.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.6 - Cwm Colliery and Coking Works	1, 2, 4, 5, 7 & 10	SSA 7
TARGET:	MONITORING TARGET:	
The construction of between 800-950 dwellings, 1.9 hectares of employment, a new primary school and area of informal recreation.	ADOPTION: None	
	2015: Submission of planning application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>There has been an approval of an outline application on the site for the demolition of the existing structures, (retention of listed tower), site remediation, land restoration and development to provide a mix of uses including 851 residential units (use class C3), a primary school and open space.</p> <p>Discussions are ongoing to seek options concerning how to unlock the development potential of the site, given the considerable clearance and remediation costs associated with it.</p> <p>Whilst the initial monitoring target has been met, the Council is not confident that solutions can be found to bring the site forward for development within the remaining plan period.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.7 - Mwyndy/Talbot Green Area	1, 2, 4, 5, 7 & 10	SSA 8
TARGET:	MONITORING TARGET:	
The construction of 500 dwellings, 15 hectares of employment, 23,400m ² new retail floorspace,	ADOPTION: Planning Permission B1 & Residential Development	

10,000m ² of leisure floorspace, a primary school, library/community facility and area of informal recreation.	2015: Submission of planning application and implementation of development
	2021: Development completed
PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
LI 14, LI 15, LI 16, LI 17 and LI 18	
ANALYSIS OF RESULTS:	
<p>There is a full approval for a superstore within the proposed town centre element of the Strategic Site, along with the infrastructure for the wider new town centre. The construction of this infrastructure is well advanced.</p> <p>The town centre has outline consent and comprises A1 retail space, A2 financial and professional service space, A3 food and drink space, B1 office space, a cinema, hotel, car parking and related infrastructure. The renewal, Section 73 application has been submitted to the Council however it is yet to be determined.</p> <p>It is hoped that the development of the retail elements of the Strategic Site will provide the platform for the employment and residential proposals across the wider site to come forward. In 2019-2020, 15,149m² of retail floorspace was permitted for a replacement Leekes store on the Mwyndy/Talbot Green Strategic Site.</p> <p>An outline application was also approved for 460 dwellings on the Cefn yr Hendy site, Mwyndy in 2017-2018. This site has however been the subject of a recent village green inquiry. With the inquiry now complete, (with no village green status achieved) it is expected that a Reserved Matters application will be forthcoming.</p> <p>Whilst certain elements of the initial monitoring target have been met, it is unknown whether development will commence within the remaining plan period, it is recognised that the full delivery of the site will need to continue beyond the end of the plan period irrespective.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.8 - Former OCC Site Llanilid	1, 2, 4, 5, 7 & 10	SSA 9
TARGET:	MONITORING TARGET:	
The construction of 1950-2100	ADOPTION: 248 dwellings	

dwellings, 2,500m ² retail floorspace, a medical centre, library/community facility, a new primary school and associated public open space.	2015: Planning permission granted and implementation of development
	2021: Development complete
PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
LI 14, LI 15, LI 16, LI 17 and LI 18	
ANALYSIS OF RESULTS:	
<p>The Parc Llanilid application is part of a larger permission, with a phasing masterplan for the remainder of the site, which is subject to the CIL process. The permission is for a comprehensive 'hybrid' scheme (full and outline) comprising of up to 1,850 dwellings and a neighbourhood centre, (including community & leisure facilities, primary school, retail and commercial floorspace). Other elements in the proposal include highways infrastructure, strategic landscape areas and public open space.</p> <p>In the 2019-2020 monitoring year permission was granted and construction began on phase 1 of the Parc Llanilid development for 216 dwellings. Following various phased permissions for the main western part of the site, during 2020 – 2021, 117 dwellings have now been completed with almost as many under construction. This site will continue to see completions over several years of the 1,600 units and other education and local centre facilities.</p> <p>The Llanharan bypass to serve the considerable allocations is well advanced in its design and pre-application stages. It is expected that this route will seek full planning permission in the next year</p> <p>Whilst certain elements of the initial monitoring target have been met and the Council is confident that the housing will continue to be delivered during the remaining plan period, it is recognised that full delivery of the site will however need to continue beyond the end of the plan period.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 4 - Housing Requirements	1 & 9	CS 3, AW 1, NSA 5, NSA 7 – 9 & SSA 7 - 10
TARGET:	MONITORING TARGET:	
Land will be made available for	ADOPTION: 1751 Dwellings	

the construction of 14,385 new dwellings over the Plan period.	2015: 8631 Dwellings		
	2021: 14,385 Dwellings		
PERFORMANCE:			
CORE AND LOCAL OUTPUT INDICATORS:			
CI 1, CI 2, CI 4 , CI 6 and LI 1			
ANALYSIS OF RESULTS:			
<p>Policy CS 4 requires the provision of land for the development of 14,385 new dwellings over the plan period.</p> <p>During 2020 -2021, a further 441 new dwellings were completed, although with a caveat that surveys were not undertaken until August, into September. Of these, 154 were affordable home completions.</p>			
	General Market	Affordable	Total
2020-2021	287	154	441
2019-2020	273	179	452
2018-2019	307	79	386
2017-2018	354	198	552
2016-2017	468	248	716
2015-2016	471	98	569
2014-2015	439	114	553
2013-2014	475	59	534
2012-2013	337	77	414
2011-2012	318	39	357
2010-2011	389	78	467
<p>Taking these and previous completions (above) into consideration, an overall total of 7,192 new dwellings were built in Rhondda Cynon Taf since the start of the plan period in 2006 (CI 2). Applications for a further 411 new dwellings were permitted through the monitoring period, contributing to a total of 10,122 dwellings permitted since the adoption of the LDP in 2011. This equates to 1,012.2 units per year on average, since 2011.</p> <p>Given the Covid circumstances, this shows a very unexpected positive trend in house building rates. This has been alongside a significant growth in housing demand and house prices. Average Welsh house prices have increased from April 2019 at £161,456 through to Feb 2020 at £165,953 up to July 2021 at £187,960. Average RCT house prices have mirrored this from April 2019: £109,601, to Feb 2020: £115,578 up to July 2021: £134,847. There is clearly an ongoing demand for housing in RCT.</p>			

The table below shows a total of allocated residential land and units permitted up to the end of the monitoring year, including this as a percentage of overall allocated residential land (CI 4). Essentially, this indicates that over half of all our considerable allocated housing units and land have gone through the planning process in Rhondda Cynon Taf, and benefit from planning permission.

	<i>Size (ha)/Units</i>	<i>% Allocated Land/ % Allocated Units</i>
Up to 2011	30.76 / 589	7.96% / 6.4%
2011 - 2012	10.98 / 244	2.84% / 2.65%
2012 - 2013	5.37 / 151	1.39% / 1.64%
2013 - 2014	19.38 / 531	5.02% / 5.77%
2014 - 2015	50.58 / 950	13.1% / 10.32%
2015 - 2016	76.12 / 1,852	19.7% / 20.1%
2016 - 2017	0.6 / 14	0.16% / 0.152%
2017 - 2018	19.8 / 460	5.13% / 5%
2018 – 2019	0 / 0	0% / 0%
2019 – 2020	0 / 0	0% / 0%
2020 - 2021	0 / 0	0% / 0 %
Totals to date	213.4 / 4,791	55.3% / 52.03%

The residential allocations currently being developed or otherwise with planning permission are listed in the analysis of policies CS 1 and CS 2. The statuses of all allocations are shown in further detail in Appendix 1 - Status of Allocations.

There were no dwellings permitted on allocated sites within the 2020-2021 monitoring year. As such, an average density of housing permitted on allocated sites cannot be calculated for 2020-2021.

Although recent WG legal considerations have determined this is not the end of the current plan period, it would otherwise have been so. The analysis of housing delivery in RCT for the whole specified plan period, is therefore still very relevant to future housing need in the County Borough. This would be from now until adoption of the Revised LDP and indeed the Revision process of the LDP.

The target of delivering the housing numbers identified in the LDP has not been met. The

plan identified a need of 14,385 dwellings to be built by 2021, at a rate of 959 dwellings per year throughout the plan period. This accorded with Welsh Government's population projections, at the time of the LDP plan preparation.

The 7,192 delivered is approximately half of this, although a very significant total delivery. It is considered that significant permissions by the Council over the past years, totalling 10,122 dwellings since 2011 gives some opportunity for housing development to continue.

Soon after the adoption of the LDP, it became clear that the LDP housing land requirement was unrealistically high. A broad calculation of the updated Household Projections issued by Welsh Government in February 2014 was undertaken. Considering the necessary completions through until 2031, a much lower annual build rate of around 600 dwellings per year was identified – more in line with an average annual build rate we have witnessed. More recent 2018 projections continue with a very similar forecast; the principal household projection indicates an average 579 dwellings per annum from 2020-2030.

The global economic recession had a significant effect on the operations of the housing market in the early years of the LDP. The situation in Rhondda Cynon Taf mirrored that of many South East Wales authorities. The under-performance of the housing market locally was attributable to economic conditions and not necessarily to the availability of suitable land.

The Council, in response to the underperformance of this policy, has progressed with a number of methods of intervention, which aim to address the issues that are affecting delivery of sites.

The Council has a long established liaison with house builders via its Developer Forum, where private house builders, housing associations and the Council meet to discuss their experiences in delivering houses, the barriers to this and possible solutions.

During 2016-2017, the Council commissioned the company GVA Grimley (now Addison Young) to undertake a comprehensive valuation appraisals of some prospective/potential housing sites along with all undeveloped housing allocations in the LDP. This was to increase understanding about the sites and subsequently, to help enable their development.

Since 2018, the Council continued to bring forward suitable sites for the Welsh Government hosted 'plot shop', to allow those within the County Borough with aspirations for self-build to acquire a plot to increase housing numbers.

The Council hosted a 'Delivering Housing in RCT' event in May 2019 where it invited volume house builders, SME developers, housing associations and smaller builders/tradespeople associated with the Federation of Master Builders. Other attendees included housing landowners and officers from a variety of Council departments. The event attempted to stimulate develop on the remaining housing allocations within the LDP. The event has raised the profile of a number of these sites and has seen individuals actively seeking agreement to bring a few of these sites forward.

Over the current monitoring year, a number of sites have been considered, shortlisted and successfully submitted to the Cardiff Capital Region's Housing Viability Fund process.

The Council acknowledges that overall the housing target is not being met. There are a number of reasons for this, as outlined above, however a small number of these housing allocations have proved too unviable to develop. This has been due to numerous issues including topography and the degree of land remediation required to allow for development to commence. The current economic climate is a factor also, as there is no money/funding available for land remediation works, especially when viability is marginal within the area due to traditionally lower land/sales values. Consequently, it is acknowledged that the Council will need to look carefully at this issue in the revised LDP.

However, there has been some recent, positive evolvment in the delivery of homes. The Llanilid Strategic site is now well underway, with over 110 units completed in the past year and continued progress at that rate (and above), is likely for the next 10 years. The unallocated windfall sites at the former school and college sites in Aberdare have provided many new houses (private market and affordable) around the Principal Town over the past two years and will continue to do so for a number of years to come. Extra Care developments have provided significant new housing unit numbers in recent years across RCT, whilst continued investment by RSL's, will see the continued growth of affordable housing completions.

Housing Land Supply

The Development Plan Manual provides guidance on the new housing trajectory model that replaces the former JHLA process, which was revoked on the 26th March 2020. RCTCBC's adopted Local Development Plan (2006-2021) was one of the 'first generation' plans, which as the Development Plan Manual (DPM) points out at paragraph 8.14 "*could not have been DPM compliant in terms of... detailed phasing information on all sites/components of supply*" (Welsh Government, 2018, p192). However, the DPM makes clear that the Annual Average [housing] Requirement (AAR) must be used in AMRs, as the basis for measuring housing delivery, in these first generation plans.

The DPM states that all LPAs who adopted prior to the publication of the DPM can "*create a trajectory based on actual completions to date and set out the timing and phasing of sites/supply in the remaining years of the plan*" (Welsh Government, 2018, p193). The LDP is now in its final year of the plan period, it is no longer possible to set out the timing and phasing of sites in the remaining years of the plan. However, a trajectory has been produced using the resources available to consider housing completions to date and land availability for the next 5 years i.e. until beyond when the Revised LDP is adopted.

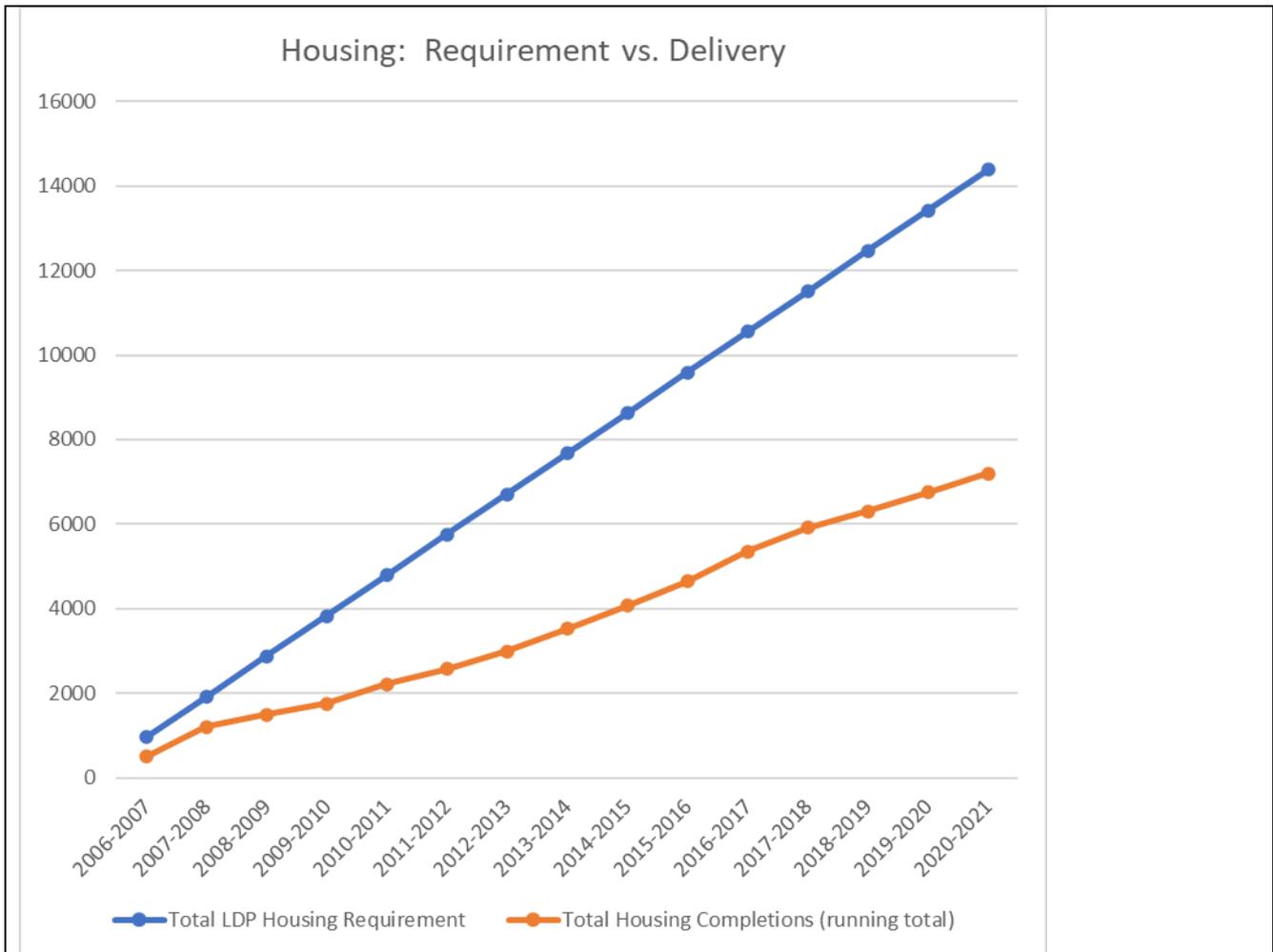
The total completions for the plan period are set out below, tracking the housing requirement against actual completions, which are further sub-categorised into large and small sites.

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Year	Total LDP Housing Requirement	Total Housing Completions (running total)	Actual completions, large sites only	Actual completions, small sites only	Total completions in monitoring year (large + small)
2006-2007	959	495	382	113	495
2007-2008	1918	1201	462	244	706
2008-2009	2877	1488	191	96	287
2009-2010	3826	1751	180	83	263
2010-2011	4795	2218	361	106	467
2011-2012	5754	2575	283	74	357
2012-2013	6713	2989	306	108	414
2013-2014	7672	3523	427	107	534
2014-2015	8631	4076	409	144	553
2015-2016	9590	4645	467	102	569
2016-2017	10,549	5361	603	113	716
2017-2018	11,508	5913	383	169	552
2018-2019	12,467	6299	301	85	386
2019-2020	13,426	6751	331	121*	452
2020-2021	14,385	7192	373	68*	441

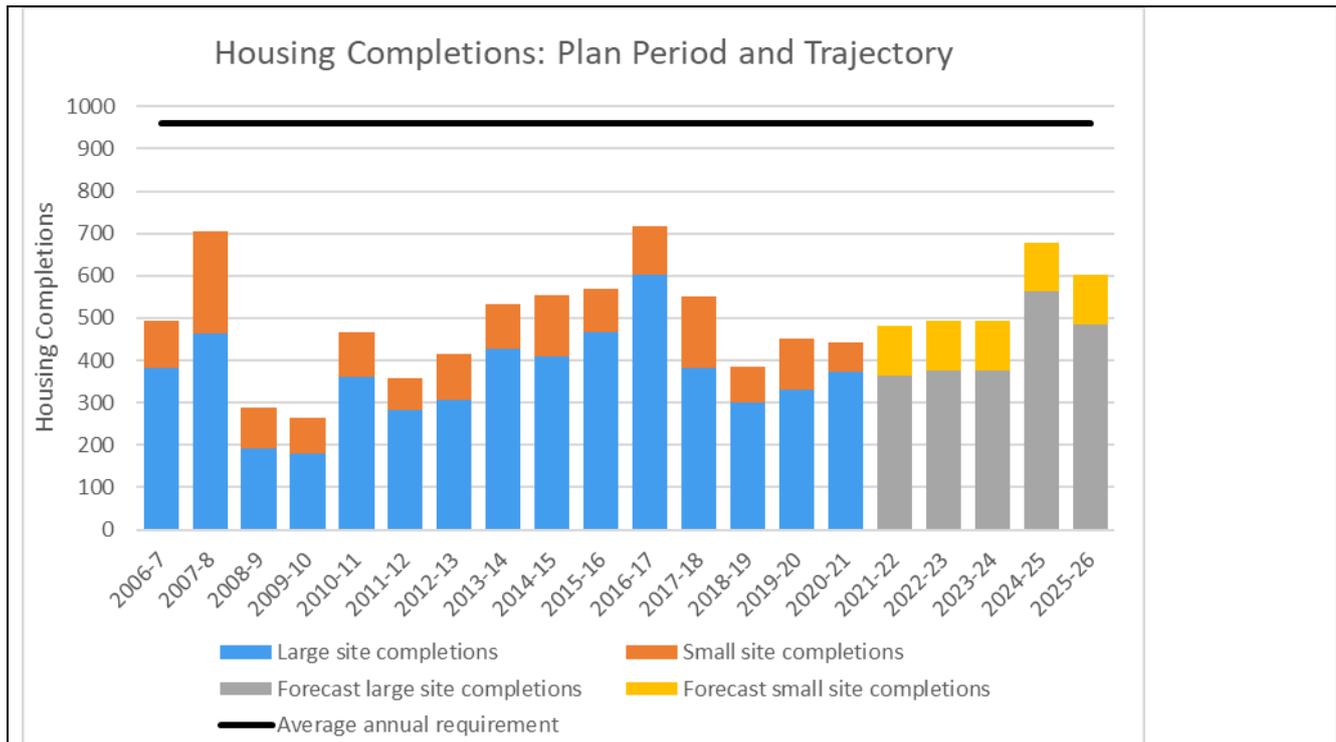
*Partly estimated

The relationship between the housing requirement for the adopted LDP (14,385) and the actual delivery rate is also illustrated in the graph below.



The DPM (2018) advises that LPAs who adopted an LDP prior to DPM publication can assess their past completions and forecast completions against a straight ‘Average Annual Requirement (AAR)’ line (p193). The below graph therefore depicts the total amount of houses built each year in the County Borough to cover the entire plan period, and includes a straight AAR line and a pragmatic forecast of the Council’s housing trajectory for the next 5 years. The trajectory for ‘forecast large sites completions’ i.e. sites of 10 or more dwellings has been derived from the timing and phasing of sites with existing planning permission (including both allocations and large windfall sites), following the standard method used in the now revoked Joint Housing Land Availability process. Some of the sites included in the forecast are those which are subject to potential CCR Housing Viability Fund. Furthermore, the trajectory for ‘forecast small sites completions’ (i.e. sites of 9 or fewer dwellings) incorporates the average number of dwellings built on small, windfall sites over the last 5 years. This has been set against the AAR of 959 dwellings per year, following the DPM guidance.

The outcome of this is that at present, we believe we have suitable permissions and confidence on sites to see the construction of around 500 dwellings or more per annum for the next 5 years.



Analysis of the suitability of our remaining undeveloped allocations to meet ongoing need has given mixed results. There is some confidence that some will continue to come forward. There is also an emphasis of the need to Revise the LDP; to seek more appropriate sites through the Candidate Site process and subsequent allocations, and this specifically so for the 5 years beyond the above forecast.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 5 - Affordable Housing	1, 6 & 10	AW 3, NSA 11 & SSA 12
TARGET:	MONITORING TARGET:	
To provide 1770 affordable homes in Rhondda Cynon Taf over the Plan period.	ADOPTION: 237 Dwellings	
	2015: 1062 Dwellings	
	2021: 1770 Dwellings	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		

CI 2, CI 4, LI 1, LI 2, LI 3 and LI 4**ANALYSIS OF RESULTS:**

Policy CS 5 seeks the provision of 1,770 affordable homes over the LDP period. During 2020-2021, 154 new affordable homes were built in Rhondda Cynon Taf. This brings the total number of affordable homes built since the start of the plan period in 2006 to **1,531**.

The delivery of new affordable housing in Rhondda Cynon Taf is intrinsically linked to the development of new general market housing. However, we have also witnessed many wholly-affordable housing developments over recent years; including from Housing Associations through their re-investment and with aid from the WG Social Housing Grant along with RCT investment in Extra Care developments.

It is expected that such activity will continue in line with the housing sites included in the trajectory for all housing delivery set out under CS4 above.

Although the target isn't quite being met, it is indeed very close to the figure set at the outset of the LDP, which is an acknowledgeable achievement. Further analysis of affordable housing need will be identified and targets re-set in the Revision of the LDP.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 6 - Employment Requirements	3	AW 11, NSA 14 – 16 & SSA 14
TARGET:	MONITORING TARGET:	
Development of 51 hectares for 'strategic' employment and 47 hectares for 'local' employment opportunities.	ADOPTION: None	
	2015: 25ha 'strategic' employment / 23 ha for 'local' employment	
	2021: 51ha for 'strategic employment' / 47 ha for 'local' employment	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 3, CI 4, CI 6 and LI 5		
ANALYSIS OF RESULTS:		
Policy CS 6 of the LDP allocates 51 hectares of land for strategic employment and 47 hectares for local employment purposes.		

Uptake was low in the earlier years of the plan period on specific employment allocations, but there have been some recent developments on some key employment sites. Rhondda Cynon Taf has continued to be very successful in continuing to attract inward investment to these allocations and other existing employment sites.

The monitoring period has seen the completion of over 8,000 square metres of office space at Llys Cadwyn in Pontypridd.

The development of over 3,000 sqm's of B1/B2/B8 employment use has been completed on the employment allocation at Coedely. The whole site has permission for Employment development, up to 30,937m² gross floor area. The 20 B1, B2 and B8 employment units have also been completed on the Robertstown Strategic Site

Development of the considerable 44,710 m² multi storey office building for the headquarters of DWP in Wales is well advancing to completion on the Treforest Industrial Estate. The Transport for Wales metro hub at Taffs Well is also well under construction.

During 2020-21, 14,806m² of gross industrial employment floor space was permitted within the County Borough, comprising a number of changes of use, extensions, and new developments. The most significant of these permissions include the phase 2 expansion of Llantrisant Business Park, in addition to the erection of multiple new industrial/office employment units at Cwm Cynon Business Park and at Hepworth Business Park.

It should be noted that there is continued development and redevelopment of our existing operational employment sites across the County Borough, which contain approximately 1,669 units. As well as ensuring the ability of new sites to come forward, the LDP plays a key role in protecting and managing these existing, operational sites.

Whilst many employment permissions over the plan period have not been granted on allocations, they are testament to the continued investment within the local economy of Rhondda Cynon Taf, in addition to making further contributions towards the Council's employment land bank.

Furthermore, such economic activity has contributed to the creation of 905 business births within RCT during 2019 (the most recent information from StatsWales). This is the second highest number of business births within the South East Wales area, second to Cardiff.

The Council has not been able to survey all of its employment sites within the County Borough during the past monitoring periods, due to the COVID-19 global pandemic. Therefore, there is unfortunately not sufficient data at hand to show how the vacancy levels within the estates have fared.

In designating the employment sites in the LDP, the Council considered that the most appropriate and suitable sites were allocated to meet the calculated need for new major employment land in the County Borough.

The Council again acknowledges that the specific target is not being met with regards to the delivery of its employment land allocations. Despite some encouraging economic activity throughout the County Borough, it is recognised that a number of the existing allocated employment sites have not received significant interest over the plan period to date. Whilst it is expected that the delivery of new employment land will be challenging,

the permissions and works scheduled for Coed Ely will ensure continued inward investment within the Borough, whilst contributing towards the employment need. Despite this, many of the other employment sites have not been developed as anticipated at the outset of the plan period. This issue will need to be assessed during when compiling the evidence for the revised LDP.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 7 - Retail Development	2 & 6	NSA 17 SSA 15
TARGET:	MONITORING TARGET:	
Improve viability and vitality of 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf over the Plan period Development of between 34,400m ² -36,400m ² new retail floorspace throughout the County Borough over the Plan period	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 4, CI 6, CI 7, LI 6, LI 7 and LI 8		
ANALYSIS OF RESULTS:		
<p>Pontypridd has seen the completion of the landmark Llys Cadwyn development, with the modern offices complimented with the public library and gym, alongside the forthcoming upmarket restaurant quarter. The development also incorporates a footbridge over the river to the park and the Lido. This major employment and leisure facility and extended accessibility around the Town Centre, should bring considerable benefits to the vitality and viability of Pontypridd. The demolition of the Bingo hall the other side of the town should see such regeneration opportunities arise there also. The town has seen other major investment in the renovation of buildings.</p> <p>This is also the case in Aberdare, where many large buildings have been saved and converted to provide much needed affordable housing and alternative retail uses.</p> <p>Work has been completed on the infrastructure (including new access) to facilitate the 10,976m² gross floorspace superstore on the Mwyndy-Talbot Green Strategic Site (along with the wider infrastructure), which was permitted during the 2014-2015 monitoring period. The wider town centre was approved for approximately 34,000m² of retail and further</p>		

significant leisure and office, along with a hotel. The Council has approved renewal applications on this site.

There were no major retail applications permitted in 2020-2021. All other small retail permissions in 2020-2021 have been for changes of use or mixed-development.

Since the adoption of the LDP, planning permission has also been granted for 7,717m² of new retail floor space at Pontypridd Retail Park/Brown Lennox - SSA 15.1. This 2-hectare site is now fully developed and operational.

The permission at the Llanilid Strategic Site will also see the creation of the local centre there, with some retail element.

The Council acknowledge that the retail allocations within the plan have not progressed as envisaged. Despite numerous permissions throughout the County Borough, economic circumstances have seen the desire for major retail floorspace wane in recent years. Accordingly, it is clear that the existing allocations and some of their associated permissions are no longer achievable within the current economic climate. Therefore, the broader retail need will require careful consideration during any LDP revisions procedure.

The table below shows the vacancy rates for the Principal Towns and Key Settlements over recent years (LI 7):

Principal Town / Key Settlement	Vacancy Rate 2020-2021	Vacancy Rate 2019-2020	Vacancy Rate 2018-2019	Vacancy Rate 2017-2018	Vacancy Rate 2016-2017	Vacancy Rate 2015-2016	Vacancy Rate 2014-2015	Vacancy Rate 2013-2014	Vacancy Rate 2012-2013	Vacancy Rate 2011-2012
Aberdare	15.91%	14.54%	13.51%	14.09%	10.40%	9.00%	9.00%	12.70%	8.18%	6.00%
Pontypridd	14.36%	11.33%	12.20%	7.31%	8.70%	8.70%	8.70%	9.20%	9.22%	7.28%
Llantrisant/ Talbot Green	5.22%	1.5%	3.41%	5.30%	4.30%	2.60%	1.70%	2.70%	2.68%	3.57%
Ferndale	12.77%	8.69%	6.52%	13.04%	17.40%	13%	10.90%	8.70%	6.52%	8.70%
Hirwaun	9.52%	9.52%	9.50%	21.73%	22.70%	22%	9.50%	0%	0%	4.76%
Llanharan	0%	0%	5.00%	0%	5.00%	0%	0%	10%	0%	0%
Mountain Ash	18.68%	15.95%	21.50%	11.70%	11.70%	12.70%	18.30%	20.40%	23.66%	18.28%
Porth	23.58%	23.77%	15.80%	11.57%	14.00%	10.80%	14.20%	15.80%	11.48%	10.92%
Tonypanyd	17.24%	18.67%	18.00%	16.44%	16.40%	20.53%	19.70%	18.40%	23.33%	18.24%
Tonyrefail	18.52%	14.81%	24.07%	18.51%	20.40%	12.90%	13.50%	9.60%	11.53%	7.55%
Treorchy	5.0%	5.0%	6.60%	7.37%	5.80%	9.00%	6.80%	4.20%	6.83%	5.93%
Overall Vacancy Rates	14.25%	11.25%	12.37%	11.50%	12.40%	10.60%	10.80%	11.40%	10.80%	9.10%

The overall 2020-2021 town centre vacancy rate for the Principal Towns and Key Settlements is 14.25%, as determined by the Council's annual retail survey conducted in July 2021 (outside the monitoring period). This is 3.0 percentage points higher than the figure from October 2019 of 11.25%, and reflects the UK average town centre vacancy rate of 14.1% (May 2021; BRC-LDC Vacancy Monitor).

The individual Principal Town of Llantrisant/Talbot Green generally has a low vacancy rate, this is currently 5.22%. The 2020-2021 vacancy rate for Llantrisant/Talbot Green is vastly lower than the UK average, 8.9 percentage points lower. Aberdare and Pontypridd have however witnessed a general rise in its vacancy rate over the past few years, particularly Pontypridd since 2019-2020 when it experienced flooding in February 2020 caused by Storm Dennis, followed by the Coronavirus pandemic lockdown. Both town centres are above the UK average by 0.26 and 1.81 percentage points respectively.

The Key Settlements vacancy rates are somewhat varied ranging from 0% in Llanharan to 23.58% in Porth.

Whilst the vacancy rate has increased this year, it continues to reflect the general trends as witnessed throughout the UK as a whole, following the economic impacts of the Covid-19 pandemic.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 8 - Transportation	6 & 8	NSA 20 to NSA 23 & SSA 18 to SSA 21
TARGET:	MONITORING TARGET:	
Promote more sustainable forms of transport throughout Rhondda Cynon Taf Reduce need to travel through the development of new services in accessible locations throughout the plan period	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 9 and LI 10		
ANALYSIS OF RESULTS:		
The LDP allocates land for a range of transportation schemes, including major highways, roads, public transport, walking and cycling. Listed below are the schemes completed to date:		

- NSA 21.3 – Expansion of existing park and ride facilities, Robertstown;
- NSA 23.3 – The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate;
- NSA 21.2 – Land south of Ty Trevithick, adjacent to A470 Abercynon.
- SSA 20.6 – Taffs Well Station Park and Ride;
- SSA 21.1 – Treforest Connect 2
- SSA 21.2 – Extension to Connect 2 scheme Pontypridd;
- SSA 21.3 – Maesycoed to Porth cycle route;
- SSA 21.4 – Glyntaff to Nantgarw cycle route;
- SSA 21.6 – Pontypridd to Tonyrefail via Llantrisant; sections 1 and 2 are now complete and the third section is under construction.
- SSA 18.2 – Talbot Green Bypass dualling – a long term construction project has begun to further improve the Mwyndy Cross roundabout. Enhancements to key junctions have been completed.

In addition to the above, progress has been made with other allocated schemes. In the Northern Strategy Area, the Mountain Ash Southern Cross Valley Link (for an east-west highway link via an upgraded junction on the A4059) was completed in September 2020. A new bridge has been built spanning the Aberdare – Pontypridd railway line and River Cynon. The Mountain Ash Northern Cross Valley Link was reviewed and considered as part of the development of the southern link however the southern link has been prioritised.

The park and ride provision for Strategic Site 5 (Hirwaun) has been proposed as part of the wider Cynon Gateway scheme and the SE Wales Valleys LTP. A study of potential transport options along the currently mothballed rail line to Hirwaun has also been commissioned by Transport for Wales, who have now taken over the infrastructure assets from Network Rail.

A considerable new park and ride facility has been developed for 310 spaces on vacant land on the Navigation Park business park in Abercynon. Additional spaces have also been created at the existing park and ride there, following a re-assessment of the car park's layout.

All other cycle routes within the NSA have been earmarked for improvement or extensions as part of the Council's Integrated Network Map, which was approved by the Welsh Government in February 2018.

The development of a cycle route along the Rhondda Fawr is closely linked to the proposed re-opening of the disused rail tunnel linking Blaencwm (RCT) with Blaengwynfi (Neath Port Talbot). In conjunction with the Rhondda Tunnel Society, the first stage of the WeITAG process has been completed. A Business Case is in the process of being undertaken. In tandem, a feasibility study is being undertaken into the possible alignment of the new cycle route between the entrance to the tunnel and Porth. This study is being undertaken in close liaison with Transport for Wales following the transfer of rail assets

along the Valley Lines Network from Network Rail to Transport for Wales.

In the Southern Strategy Area, the A473 Llanharan Bypass is included within the SE Wales Valleys LTP and the WelTAG stage 1 and 2 reports have been completed, with an initial public consultation exercise undertaken over the proposed route and junctions. Further modifications have been made to the design before consulting with the public again - this is currently underway in September/October 2021. It is likely that planned active travel schemes in the area will be progressed at the same time. Enhancements to key junctions have been completed in relation to the A473 Talbot Green Bypass allocation. All southern strategy area cycle routes have proposals to improve sections of the route included within the Council's Integrated Network Map, which was approved by the Welsh Government in February 2018.

Further LDP transportation allocations may also come forward in accordance with the South East Wales Metro system, which includes the potential for further expansion of the Robertstown Park and Ride scheme. Also, as patronage is expected to increase with Metro proposals; the existing facilities are likely to reach capacity within the next two years. The park and ride provision at Taffs Well is complete. Taffs Well is recognised as a key node in the transport network and further enhancements are envisaged as part of the Metro/City Deal (SSA 20.6). Demolition of the industrial estate at Garth Works has taken place, to allow for the permitted public transport hub and depot to be constructed.

The South East Wales Valleys LTP contains proposed schemes to further increase capacity at Pontyclun and Treforest stations, which are likely to reach capacity within the next two years also. There is further pressure at Llanharan station; feasibility work is ongoing to identify any potential for the expansion of the park and ride facilities. Following the completion of construction of a remaining section, near Cross Inn, a continuous active travel route now exists between Pontypridd and Llantrisant.

The majority of the undeveloped transportation and cycle route allocation schemes have been included in the South East Wales Valleys Local Transport Plan. This was prepared by 5 Local Authorities in the area and set out the intended and potential timescales and funding mechanisms for these schemes.

It is also a major advancement that Welsh Government have begun the construction work associated with the A465 dualling at Hirwaun (this began just since/outside the monitoring period). Proposals to link the dualled road with the proposed A4059 Aberdare Bypass Extension (policy CS8.a3), as included in the South East Wales Valleys Local Transport Plan, are also being advanced from design to application stage.

Further information on the progress of the allocated transportation schemes may be seen in Appendix 1 – Status of Allocations.

During the monitoring year, the LDP and Development Management process has been successful in guiding development to sustainable locations. 95.45% (63 of 66) of all new planning applications permitted for housing development during 2020-2021 are accessible and within 400 metres of at least one or more transport mode. Those applications that are not within 400 metres of transport were for replacement dwellings in rural locations.

94.44% (17 of 18 permissions), of all new employment permitted is accessible and within 400 metres of one or more transport modes and all new retail permitted (30 of 30 permissions) is accessible and within 400 metres of one or more transport modes (LI 10).

The monitoring targets are not being met at the present time. Further consideration will need to be given to the funding of the remaining schemes. All transport allocations will also need to be given due consideration as part of any LDP revisions procedure.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 9 - Waste Management	1, 2, 4, 5, 6 & 8	NSA 1 to NSA 27
TARGET:	MONITORING TARGET:	
The development of between 12.5 and 21.7 hectares to meet capacity requirements for waste management over the Plan period	ADOPTION: N/A	
	2015: N/A	
	2021: N/A	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 10		
ANALYSIS OF RESULTS:		
<p>During 2020-2021, no further waste management capacity was permitted meaning that the total permitted to date remains at 9.95 hectares of capacity, which equates to 79.6% and 45.9% of the lower and higher capacity requirements of the Regional Waste Plan respectively.</p> <p>Waste management in Rhondda Cynon Taf during 2020-2021 saw the following rates of disposal:</p> <ul style="list-style-type: none"> • 3.68% of waste was land-filled; • 0.41% of waste was reused; • 54.38% of waste was recycled; • 37.09% of waste was subject to energy recovery; • 14.93% of waste was composted. 		

It is considered that the monitoring target is being met with regards to waste management. Again, this area will be considered further as part of the review of the LDP, to take into account any necessary amendments as a result of national guidance on Waste.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 10 - Minerals	10	AW 14 & SSA 26
TARGET:	MONITORING TARGET:	
Maintain 10-year land bank of permitted aggregates reserves	ADOPTION: N/A	
	2015: N/A	
	2021: N/A	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 11		
ANALYSIS OF RESULTS:		
<p>No primary land-won aggregates were permitted for extraction in 2020-2021.</p> <p>A full application for a Western extension to the existing Craig yr Hesg Quarry, Pontypridd was refused planning permission by the Council in July 2020. This was for the phased extraction of an additional 10 million tonnes of pennant sandstone and an overall restoration scheme for the quarry within the identified Preferred Area for Known Mineral Resource. The applicant has since submitted an appeal to the Planning Inspectorate.</p> <p>Aggregate production in Rhondda Cynon Taf continues at Craig yr Hesg quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun.</p>		

5 SUSTAINABILITY APPRAISAL MONITORING

- 5.1 The Sustainability Appraisal (SA) of the LDP identifies 22 targets and 25 significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The monitoring requirement of the Habitats Regulations Assessment is also being undertaken as part of the SA monitoring process.
- 5.2 A key issue in determining the Plan's sustainability progress is in ensuring the proposed indicators are providing the necessary information to allow prediction of the effects of the plan.

Results of the SA Monitoring

1. Housing	
SA Target	SA Indicator
<ul style="list-style-type: none"> Reduce discrepancies between requirement and availability of affordable and special needs housing stock. 	<ul style="list-style-type: none"> Number of new affordable housing units provided during the year as a percentage of all housing units provided during the year.
Monitoring Results	
<p>During 2020-2021, a total of 441 dwellings, including both market and affordable, were built throughout the County Borough. 154 of these were affordable, or 34% of the total. This brings the total number of affordable homes built since the start of the plan period in 2006 to 1,531.</p> <p>From an SA perspective, the overall figures for affordable housing in recent years are positive and the prediction made in the SA of an overall increase in provision of affordable housing is indeed correct. The SA also predicted that this would have positive long-term effects for health and the economy through the retention of young people and families, especially in the northern areas, where depopulation is an issue.</p> <p>As noted in the analysis of results for CS 5 (Affordable Housing), the delivery of affordable housing is closely tied to the overall house building figures. In order to have a sustained long-term and positive effect on housing, employment and health; the number of affordable homes delivered will need to continue to be provided over coming years until the adoption of the Revised LDP. This will be dependent on further economic recovery and increased build rates of market housing on a national and local scale. It is recognised that this will be difficult given the ongoing uncertainty of effects as a result of the global coronavirus pandemic – although the past year has seen a positive response by the house building and affordable house building industry. Development of greater numbers of affordable units will also be dependent on working closely with Registered Social Landlords and seeking alternative</p>	

methods of delivery. Greater WG funding of social housing may also be required.

2. Culture and Heritage		
SA Target	SA Indicator	
<ul style="list-style-type: none"> Reduce number of buildings on at risk register (year on year). Maintain/ protect locally designated sites of cultural value and areas of high archaeological value. 	<ul style="list-style-type: none"> Buildings at Risk (absolute number). Number of Designated Sites with Management Plans. 	
Monitoring Results	(Buildings at risk)	(Mgt plans)
<p>April 2020-March 2021:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2019-March 2020:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2018-March 2019:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2017-March 2018:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2016-March 2017:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2015-March 2016:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. 		

April 2014-March 2015:

- 47 Buildings at Risk;
- 7 Designated Sites with Management Plans.

April 2013-March 2014:

- 47 Buildings at Risk;
- 7 Designated Sites with Management Plans.

April 2012-March 2013:

- 47 Buildings at Risk;
- 7 Designated Sites with Management Plans.

April 2011-March 2012:

- 47 Buildings at Risk;
- 7 Designated Sites with Management Plans.

Although buildings may well have been restored (or other listed buildings deteriorated) during this last year, they will only be formally removed/amended at a Buildings at Risk re-survey. As Cadw have not re-surveyed the listed buildings in RCT since 2011, the indicator results remain as last year. 7 designated sites have management plans.

This monitoring period has seen a number of very positive investments in Listed Buildings in the County Borough. This builds on the great work seen in previous monitoring periods such as the redevelopment of Aberdare Town Hall and the very successful redevelopment of the Lido in Ynysangharad Park in Pontypridd.

A number of other recent improvements have also been made to many of the buildings on the heritage at risk register. These include the Black Lion Hotel in Aberdare, which has been renovated both internally and externally and is currently in the process of implementing its consent for retail with residential above. Additionally, the Labour Exchange (also in Aberdare) has seen significant investment having been fully restored and is now occupied as residential apartments. Additionally, many other properties within the Pontypridd Conservation area have been restored and are now occupied by new retailers with residential flats above.

3. Communities

<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> • Improve access to public transport and community 	<ul style="list-style-type: none"> • Proportion of new housing, employment and retail development accessible by a

<p>facilities for all.</p> <ul style="list-style-type: none"> • Increase % of people with qualifications and improve skills. 	<p>range of transport modes per annum.</p> <ul style="list-style-type: none"> • Number of enrolments on adult education courses per 1000 population. • % of 15/16 year olds achieving the 'core subject indicator' (grade C in GCSE English or welsh and Science in combination). 	
<p>Monitoring Results</p>	<p>(access to transport modes)</p>	<p>(education)</p>

Improve access to public transport and community facilities for all.

April 2020 – March 2021

- 99.27% of all new houses permitted (408 out of 411) during 2020-2021 are accessible and within 400 metres of at least one or more transport mode.
- 94.44% (17 of 18) of all new employment applications permitted is accessible and within 400 metres of one or more transport mode.
- 100% of all new retail applications permitted (16 of 16) are within 400 metres of one or more transport mode.

April 2019 – March 2020

- 100% of all new houses permitted (519 dwellings) during 2019-2020 are accessible and within 400 metres of at least one or more transport mode.
- 90.91% (10 of 11) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- 100% of all new retail permitted (30 of 30) are accessible and within 400 metres of one or more transport mode.

April 2018 – March 2019

- 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode.
- 100% (11 of 11) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (20 of 20) are accessible and within 400 metres of one or more transport mode.

April 2017 – March 2018

- 99.82% of all new houses permitted during 2017-2018 are accessible and within 400 metres of at least one or more transport mode.
- 100% (12 of 12) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (23 of 23) are accessible and within 400 metres of

one or more transport mode.

April 2016 – March 2017

- 99.82% of all new houses permitted during 2016-2017 are accessible and within 400 metres of at least one or more transport mode.
- 100% (12 of 12) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (18 of 18) are accessible and within 400 metres of one or more transport mode.

April 2015 - March 2016

- 99.95% of all new houses permitted during 2015-2016 are accessible and within 400 metres of at least one or more transport mode.
- 92.3% (12 of 13), of all new employment permitted is accessible and within 400 metres of one or more transport mode. The 13th unit is a farm diversification scheme.
- All new retail permitted (23 of 23) are accessible and within 400 metres of one or more transport modes.

April 2014 - March 2015

- 99.89% of all new houses permitted during 2014-2015 are accessible and within 400 metres of at least one or more transport mode.
- 86.6% (13 of 15), of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (22 of 22) is accessible and within 400 metres of one or more transport modes.

April 2013 - March 2014

- 99.6% of all new houses permitted during 2013 -2014 are accessible and within 400 metres of at least one or more transport mode.
- 78.6% (11 of 14), of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted is accessible and within 400 metres of one or more transport modes.

April 2012 - March 2013:

- 99.3% of all new housing permitted during 2012-2013 are accessible and within 400 metres of at least one or more transport mode (in addition to the private car).
- 89.5% (17 of 19), of all new employment permitted is accessible/within 400 metres of one or more transport mode.

- 96% (28 of 29) of all retail permitted is accessible/within 400 metres of one or more transport modes.

April 2011 - March 2012:

- 97.7% of all new housing permitted during 2011-2012 are accessible and within 400 metres of one or more transport mode.
- 99.7 % of all new employment permitted is accessible/within 400 metres of one or more transport mode.
- 100% of all retail permitted is accessible/within 400 metres of one or more transport modes.

Overall, the indicators measured for accessibility illustrate a very high level of performance. There has been a slight increase in the percentage of employment permitted within 400m of one or more transport mode to from 90.91% in 2019-2020, to 94.44% in 2020-2021. Retail retains its score of 100% in 2020-2021, whilst housing has decreased from 100% in 2019-2020 to 95.45% in this monitoring year. However, it is worth noting that the three residential applications that were permitted outside the 400m threshold were all for replacements to existing dwellings in the open countryside. It is clear that the LDPs strong policies on public transport are having the predicted positive effect with regard to new development. This will also have positive effects for existing communities in the long term.

4. Health	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Increase access to recreation and sports facilities & the countryside. 	<ul style="list-style-type: none"> • Number of visits to indoor and outdoor sports and recreational facilities per 1000 population.
Monitoring Results	
<p>There has been no information available for 2020-2021.</p> <p>April 2018 - March 2019:</p> <ul style="list-style-type: none"> • There were 8,302 visits to leisure centres per 1,000 of the population where visitors were participating in physical activity, excluding school usage, and 9,438 visits where the visitors were participating in physical activity including school usage. <p>April 2017 - March 2018:</p> <ul style="list-style-type: none"> • 12,217.6 visits to leisure centres per 1,000 of the population. <p>April 2016 - March 2017:</p>	

<ul style="list-style-type: none"> 7,581 visits to leisure centres per 1,000 of the population. <p>April 2015 - March 2016:</p> <ul style="list-style-type: none"> 7,425 visits to leisure centres per 1,000 of the population. <p>April 2014 - March 2015:</p> <ul style="list-style-type: none"> 8,155 visits to leisure centres per 1,000 of the population. <p>April 2013 - March 2014:</p> <ul style="list-style-type: none"> 9,917 visits to leisure centres per 1,000 of the population. <p>April 2012 - March 2013:</p> <ul style="list-style-type: none"> 11,628 visits to local authority sport & leisure centres per 1,000 of the population where the visitor will be participating in Physical activity. <p>April 2011 - March 2012:</p> <ul style="list-style-type: none"> 9,876 visits per 1,000 of the population to indoor and outdoor sports and recreational facilities. <p>April 2010 - March 2011:</p> <ul style="list-style-type: none"> 9,313 visits per 1,000 of the population to indoor and outdoor sports and recreational facilities.

5. Economy		
SA Target	SA Indicator	
<ul style="list-style-type: none"> Broaden the Economic base by creating more varied and stronger businesses. 	<ul style="list-style-type: none"> Economic activity by sector. Annual vacancy rates for each Principal Town and Key Settlement. New business started in Rhondda Cynon Taf per annum. 	
Monitoring Results		
Employment by Occupation		
Occupation	% Displayed (NLP, 2008)	% Displayed (2011)
Manufacturing	17.9	17.9
Construction	5.2	5.2

Distribution, hotels & restaurants	21.1	19.1
Transport & communications	4.9	4.9
Finance, IT, other business activities	7.9	6.9
Public admin, education & health	37	35.3
Other services	5.1	4.1
Tourism-related	6.6	6.6

The SA target seeks information regarding economic activity by sector. Data displayed above which shows employment by occupation is no longer available in this format. In the AMR 2013, the Census (2011) data was shown instead. The table below shows the average percentage of employment by occupation for the 2020-2021 monitoring period (latest dataset available), for Rhondda Cynon Taf and Wales-wide. The 2011 Census data and the 2013-2014 updates have been provided for comparison purpose. This is an indicator that may require re-evaluation on the basis that updates are somewhat inconsistent in terms of data release.

Occupation of all persons in employment age 16 - 74	RCT 2020-21 (%)	RCT 2019-20 (%)	RCT 2018-19 (%)	RCT 2017-18 (%)	RCT 2013-14 (%)	RCT 2010-11 (%)	Wales 2020-2021 (%)	Wales 2019-2020 (%)	Wales 2018-2019 (%)	Wales 2017-2018 (%)	Wales 2013-2014 (%)	Wales 2010-2011 (%)
1. Managers, Directors and Senior Officials	9.4	8.0	10.4	8.1	8.9	7.8	10.2	9.8	9.7	9.2	9.4	9.2
2. Professional Occupations	22.9	19.7	16.2	16.9	14.4	13.9	20.3	19.4	18.7	18.1	18.2	15.8
3. Associate Professional and Technical Occupations	15.7	14.8	11.3	15.2	12.9	10.3	14.6	13.8	13.8	12.8	12.4	10.8
4. Administrative and Secretarial Occupations	8.7	9.0	9.0	9.2	9.8	11.4	9.9	9.4	9.8	10.7	11.1	11.1
5. Skilled Trades	9.2	10.2	13.1	10.2	13.0	13.0	10.5	11.4	11.6	11.8	12.5	13.4

Occupations												
6. Personal Service Occupations	11.0	9.3	10.7	8.6	10.7	11.8	9.8	10.4	9.6	10.0	10.2	10.5
7. Sales and Customer Service Occupations	9.6	9.7	8.0	11.2	9.0	9.0	8.0	7.6	8.0	8.0	8.2	9.0
8. Process, Plant and Machine Operatives	6.4	6.9	9.2	9.7	10.7	9.8	6.3	6.6	7.3	7.4	7.1	8.1
9. Elementary Occupations	6.9	11.6	11.4	10.6	10.4	12.9	9.9	11.2	10.9	11.5	11.1	11.9

(Nomis)

Analysis of the most recent occupation data above (2020-2021) reveals that Rhondda Cynon Taf is now far more aligned with the overall picture in Wales. The number of individuals in 'Elemental Occupations' has decreased quite significantly within the Borough during the current monitoring year from 11.6% in 2019-2020 to 6.9% in 2020-2021 and is the lowest percentage on record. The number of individuals employed in 'Professional Occupations' has increased significantly from 13.9% in 2010-2011 to 22.9% in 2020-2021, and remains above the percentage figure for Wales. The amount of people working in Administrative and Secretarial Occupations has gradually fallen, following the trend for Wales. This has also been the case for 'Skilled Trades Occupations' and 'Process, Plan and Machine Operatives'.

The data for Rhondda Cynon Taf gives the total number of people employed in the occupations specified above as being 99,900 individuals as of December 2018, this is above those figures witnessed in 2014 (97,325) and 2011 (93,600). It should be noted that the data omits those individuals employed in unspecified occupations.

During 2020-21, 14,806m² of gross industrial employment floor space was permitted within the County Borough. The most significant of these permissions include the phase 2 expansion of Llantrisant Business Park, in addition to the erection of multiple new industrial/office employment units at Cwm Cynon Business Park and at Hepworth Business Park.

Retail Centre Vacancy Rates.

Shown below are the annual vacancy rates for the retail premises throughout the 3 Principal Towns and 8 Key Settlements for 2010-2011 to 2020-2021:

Principal Town / Key Settlement	Vacancy Rate 2020-2021	Vacancy Rate 2019-2020	Vacancy Rate 2018-2019	Vacancy Rate 2017-2018	Vacancy Rate 2016-2017	Vacancy Rate 2015-2016	Vacancy Rate 2014-2015	Vacancy Rate 2013-2014	Vacancy Rate 2012-2013	Vacancy Rate 2011-2012
Aberdare	15.91%	14.54%	13.51%	14.09%	10.40%	9.00%	9.00%	12.70%	8.18%	6.00%
Pontypridd	14.36%	11.33%	12.20%	7.31%	8.70%	8.70%	8.70%	9.20%	9.22%	7.28%

Llantrisant/ Talbot Green	5.22%	1.5%	3.41%	5.30%	4.30%	2.60%	1.70%	2.70%	2.68%	3.57%
Ferndale	12.77%	8.69%	6.52%	13.04%	17.40%	13%	10.90%	8.70%	6.52%	8.70%
Hirwaun	9.52%	9.52%	9.50%	21.73%	22.70%	22%	9.50%	0%	0%	4.76%
Llanharan	0%	0%	5.00%	0%	5.00%	0%	0%	10%	0%	0%
Mountain Ash	18.68%	15.95%	21.50%	11.70%	11.70%	12.70%	18.30%	20.40%	23.66%	18.28%
Porth	23.58%	23.77%	15.80%	11.57%	14.00%	10.80%	14.20%	15.80%	11.48%	10.92%
Tonypanyd	17.24%	18.67%	18.00%	16.44%	16.40%	20.53%	19.70%	18.40%	23.33%	18.24%
Tonyrefail	18.52%	14.81%	24.07%	18.51%	20.40%	12.90%	13.50%	9.60%	11.53%	7.55%
Treorchy	5.0%	5.0%	6.60%	7.37%	5.80%	9.00%	6.80%	4.20%	6.83%	5.93%
Overall Vacancy Rates	14.25%	11.25%	12.37%	11.50%	12.40%	10.60%	10.80%	11.40%	10.80%	9.10%

The overall 2020-2021 town centre vacancy rate for the Principal Towns and Key Settlements is 14.25%, as determined by the Council's annual retail survey conducted in October 2019. This is 3.0 percentage points higher than last year's figure of 11.25%, and reflects the UK average town centre vacancy rate of 14.1% (May 2021; BRC-LDC Vacancy Monitor). There is currently no Welsh average town centre vacancy rate to compare this to.

The individual Principal Town of Llantrisant/Talbot Green generally has a low vacancy rate, this is currently 5.22%. The 2020-2021 vacancy rate for Llantrisant/Talbot Green is vastly lower than the UK average, 8.9 percentage points lower. Aberdare and Pontypridd have however witnessed a general rise in its vacancy rate over the past few years, particularly Pontypridd since 2019-2020 when it experienced flooding in February 2020 caused by Storm Dennis, followed by the Coronavirus pandemic lockdown. Both town centres are above the UK average by 0.26 and 1.81 percentage points respectively.

The Key Settlements vacancy rates are somewhat varied ranging from 0% in Llanharan to 23.58% in Porth.

Whilst the vacancy rate has increased slightly this year, it continues to reflect the general trends as witnessed throughout the UK as a whole, following the economic impacts of the Covid-19 pandemic.

Business Birth Rates in Rhondda Cynon Taf.

The timing of the release of business birth rates does not correspond with the financial year/AMR monitoring period. Data is released approximately 11 months after the reference period, as such, the latest available data relates to the 2019 calendar year where the business birth rate in Rhondda Cynon Taf was 905 businesses. This is above the South East Wales average of 608.5 business births for the same period. Whilst it is not a positive increase on last year (1185), it is higher than prior years: 790 business births in 2014, 785 in 2013 and 505 in 2012. It is also the second highest number of business births within the South East Wales area, second to Cardiff.

6. Employment

SA Target	SA Indicator
<ul style="list-style-type: none"> • Increase opportunities to work within the district. 	<ul style="list-style-type: none"> • [%] increase in local job growth by sector/ reduction in numbers of economically inactive. • [%] of resident working age population employed.
Monitoring Results	
<p>2020-2021</p> <ul style="list-style-type: none"> • 24.4% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); • 67.3% employment rate in Rhondda Cynon Taf (of persons aged 16-65 years) (Stats Wales) <p>2019-2020</p> <ul style="list-style-type: none"> • 23.6% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); • 72.3% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). <p>2018-2019</p> <ul style="list-style-type: none"> • 19.9% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); • 70.8% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). <p>2017-2018</p> <ul style="list-style-type: none"> • 22.1% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); • 70.5% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). <p>2016-2017</p> <ul style="list-style-type: none"> • 23.0% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); • 69.4% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). 	

2015-2016

- 21.4% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students);
- 69.7% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales).

2014-2015:

- 23.5% of all working age people in Rhondda Cynon Taf are economically inactive;
- 67.4% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales).

2013-2014:

- 19.7% of all working age people in Rhondda Cynon Taf are economically inactive;
- 68.20% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales).

2012-2013:

- 24% of all working age people in Rhondda Cynon Taf are economically inactive;
- 62.5% employment rate in Rhondda Cynon Taf. (of persons aged 16-64 years) (Stats Wales).

2011-2012:

- 25.3% of all working age people in Rhondda Cynon Taf are economically inactive;
- 63.5% employment rate in Rhondda Cynon Taf (of persons aged 16-64 years) (Stats Wales).

2010-2011:

- 25.6% of all working age people in Rhondda Cynon Taf are economically inactive.

StatsWales shows a 0.8% percentage points increase in the number of economically inactive working age people (16-64) in Rhondda Cynon Taf from last year (excluding students). The employment rate has decreased by 5.0% percentage points from the same period last year.

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7. Transport	
SA Target	SA Indicator
<ul style="list-style-type: none"> All new developments located to support and encourage sustainable travel choices. 	<ul style="list-style-type: none"> % [or absolute number of] developments that deliver sustainable transport solutions. The 2011 Census Travel to work data. A measure of the increase in services and patronage of local bus services.
Monitoring Results	
<p>Sustainable Transport Solutions</p> <p>During the 2020-2021 monitoring period, there were a further 6 developments that delivered specific sustainable transport solutions. Two of these took the form of Travel Plans, whilst the remaining four placed a condition on the permission requiring the submission of a Green Plan.</p> <p>The following results are from Local Indicator 10 (also shown above) which considers the proximity of new developments to existing transport and public transport services;</p> <p>April 2020 – March 2021</p> <ul style="list-style-type: none"> 95.45% (63 of 66 permissions) of all new houses permitted during 2020-2021 are accessible and within 400 metres of at least one transport mode. 94.44% (17 of 18 permissions) of all new employment permitted is accessible and within 400 metres of one or more transport modes. 100% of all new retail permissions (16 of 16 permissions) are accessible and within 400 metres of one or more transport modes. <p>April 2019 – March 2020</p> <ul style="list-style-type: none"> 100% of all new houses permitted during 2019-2020 are accessible and within 400 metres of at least one or more transport mode. 90.91% (10 of 11 permissions) of all new employment permitted is accessible and within 400 metres of one or more transport mode. 100% of all new retail permitted (30 of 30 permissions) are accessible and within 400 metres of one or more transport mode. 	

April 2018 – March 2019

- 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode.
- 100% (11 of 11) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (20 of 20) are accessible and within 400 metres of one or more transport mode.

These can be seen as the result of the successful allocation of sites within the LDP alongside a successful development management process in the County Borough.

Travel to Work.

The travel to work data is taken from the 2011 Census. Accordingly, there has been no update for 2020-2021. For information, the data was as follows and sourced from a total of 172,047 residents between the ages of 16 and 74;

Private Car, Motorcycle/Taxi/Van - 46.0%

Public Transport - 4.8%

On Foot - 5.0%

Cycle/Other - 0.5%

Works at Home - 1.6%

The data indicated that a further 42.3% of those people surveyed are not in employment, for a variety of reasons.

The private car, motorcycle, van or taxis were the most prevalent forms of transport used to travel to work. The LDP will continue to strive to approve development in sustainable locations and to give people the ability to travel by a variety of sustainable transport options.

Local Bus Services and their patronage.

The number of local bus services has decreased from 69 to 68. There has been a change in service 152 Garden City to Tonypany which has been replaced in partnership with TFW to a demand responsive service called Fflecsi Rhondda, this operates Mon to Sat between 07.30 -12.30 and 13.00 to 17.30 serving Tonypany, Penygraig, Penrhiwfer Tonyrefail, Hendreforgan and Garden City from July 2020. There have also been amendments to existing services including extensions to routes, the inclusion of additional stops and longer/shorter service hours. A number of changes will be in force from September 2021 to try and get services back up to pre-covid levels as at February 2020. A number of evenings have still to be reinstated largely due to driver and staff shortages.

There are frequent requests from local residents for bus services to be introduced

into new housing estates. Unfortunately, bus operators are often reluctant to serve the new estates, particularly those that only have a single access / egress point. It is suggested that this is because of the impact such diversions have on timetables.

The majority of local bus services are operated on a commercial basis. Due to the information being commercially sensitive, operators do not provide us with patronage data.

8. Built Environment	
SA Target	SA Indicator
<ul style="list-style-type: none"> Promote improved design standards and encourage community participation in the planning process. 	% (or number of) new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards.
Monitoring Results	
The specific statutory process of the Codes for Sustainable Homes was removed during a previous monitoring year, and therefore is no longer monitored.	

9. Landscape	
SA Target	SA Indicator
<ul style="list-style-type: none"> Protect the landscape value of Rhondda Cynon Taf. 	<ul style="list-style-type: none"> Number of Special Landscape Areas affected by development.
Monitoring Results	
There were eight applications permitted within designated Special Landscape Areas (SLAs) during 2020-2021. These applications include 2 replacement dwellings; a horse riding ménage; an agricultural barn; 6 glamping pods; a solar farm; a commercial building to support a motocross business; and residential development of 76 dwellings in Coed Ely.	

10. Biodiversity	
SA Target	SA Indicator
<ul style="list-style-type: none"> Protect and enhance biodiversity and geo-diversity of the area. 	<ul style="list-style-type: none"> The number of biological SSSI and SACs in County Borough with 1 or more qualifying features in an unfavourable condition status and the amount of Sites of Interest for Nature Conservation (SINCs) lost to development and the number of mitigation schemes secured annually.
Monitoring Results	
<p>During 2020-2021, there were four schemes that affected designated Sites of Importance for Nature Conservation (SINC), totalling 2.42ha. Mitigation measures have been undertaken for 2.28 hectares of SINC.</p> <p>NRW advised in the most recent monitoring results that there are 15 biological (or mixed biological and geological) SSSIs and 3 SACs in Rhondda Cynon Taf (wholly or partially). These haven't been formally updated since 2018-2019 when it was indicated that 7 of the SSSI and 2 SAC have one or more of their qualifying features in an unfavourable condition. Conversely, 7 of the SSSI and 1 SAC have one or more of their qualifying features in a favourable or neutral condition, 1 remains as 'unspecified'. NRW, who undertake the assessments, state that the monitoring cycles are between 3 and 6 years depending on the habitat, so the status of some SSSI may have changed but are yet to be updated.</p> <p>The Council will continue to monitor the target on the basis of the information available in relation to SINC and will take the opportunity to discuss with NRW how improved data can be obtained in relation to SSSI and SAC designations.</p>	

11. Water	
SA Target	SA Indicator
<ul style="list-style-type: none"> Promote sustainable water resource management. Reduce Flood risk to people, property and 	<ul style="list-style-type: none"> % [or number of as proportion of total] of new development of 5 dwellings or more with integrated sustainable drainage systems.

maintain integrity of the floodplain and avoid development in flood risk areas.	<ul style="list-style-type: none"> Amount of new development in C1 and C2 as a proportion of the total development allowed contrary to TAN 15.
Monitoring Results	
<p>During 2020-2021, there were eleven applications for 28 dwellings permitted within a category C flood risk zone. 12 dwellings were within a C2 flood risk zone, whilst 16 were within a C1 flood risk zone. 11 of these dwellings within a C2 flood risk zone were for non-ground floor flats, elevated above the potential flood risk. The remaining dwelling permitted within a C2 flood risk zone was for a replacement dwelling where the precedent for a dwelling was already set. All flood consequences assessments were agreed by Natural Resources Wales.</p>	

12. Climate Change				
<i>SA Target</i>	<i>SA Indicator</i>			
<ul style="list-style-type: none"> Reduce greenhouse gas emissions. 	<ul style="list-style-type: none"> % change in per capita carbon dioxide emissions across industry/commercial, domestic, road transport and total CO₂. 			
Monitoring Results				
<p>The Table below shows the Local Authority Carbon Dioxide Figures (September 2016) in kilo tonnes (kt) CO₂ per capita, this is the most up to date data, published in June 2019. 2020 data has been released however it has yet to be disaggregated to local authority level. Consequently, the figures are only available for Wales as a whole. This is included below but cannot be compared to the data from 2016 and prior.</p>				
<i>Rhondda Cynon Taf</i>	<i>Industry & commercial</i>	<i>Domestic</i>	<i>Transport</i>	<i>Total</i>
2005	2.3	2.5	2.1	6.8
2006	2.3	2.5	2.1	6.8
2007	2.2	2.4	2.1	6.6
2008	2.0	2.4	2.0	6.4
2009	1.8	2.2	1.9	5.8
2010	1.9	2.3	1.9	6.1
2011	1.7	2.2	1.9	5.6
2012	1.7	2.1	1.9	5.7

2013	1.7	2.1	1.8	5.5
2014	1.6	1.7	1.9	5.3
2015	1.4	1.6	1.8	4.9
2016	1.3	1.4	1.9	4.6
2017	1.1	1.5	1.9	4.5
2018	1.1	1.5	1.9	4.5
2019	1.0	1.5	1.8	4.3

According to the data available from DECC, the total kt Co2 emissions in RCT Borough per head of population has seen a continuous decrease since 2005. This has generally continued with steady decline in overall emissions from 5.3 (2014) to 4.6 (2016). The most recent data (2016) shows a decrease in total emissions in every sector; industry/commercial, domestic and transport. The data above has changed slightly since 2013, with the figure being for all transport, instead of the 'road transport' figures for previous years.

The latest total of CO2 emissions per capita in RCT is 4.3 kt. This is significantly lower than the total for the whole of Wales, which stands at 7.6. Industry and Commercial CO2 emissions in RCT are 1.0 kt per capita, meanwhile this is 4.0 for Wales. Both Wales and RCT share a Domestic CO2 emissions per capita rate of 1.5 kt. Transport CO2 emissions per capita in RCT is 1.8kt, approximately 0.2kt lower than Wales' figure of 2.0kt.

13. Energy		
<i>SA Target</i>	<i>SA Indicator</i>	
<ul style="list-style-type: none"> Improve energy efficiency and maximise the use of renewable energy. Encourage energy efficient design in development. 	<ul style="list-style-type: none"> The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum. % [or number of as proportion of total] new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards. 	
Monitoring Results	MW installed	BREEAM/CfSH
<p>Energy Efficient Design</p> <p>The analysis of the results of new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards are discussed above in SA Indicator 8.</p> <p>April 2020 – March 2021</p>		

The specific statutory process of Codes for Sustainable Homes was removed during the 2015-2016 monitoring year, and therefore it is no longer monitored.

Strategic Search Areas were provided by Technical Advice Note (TAN) 8: Planning For Renewable Energy (2005). TAN 8, however, has now been revoked in its entirety, following a new direction in national policy covered by the National Development Framework (2021). This is in relation to Pre-Assessed areas.

Regardless, no further renewable energy developments were installed within the former Strategic Search Area F boundary during 2020-2021. The Council did however permit a 2 MW solar photovoltaic farm at land off Pantybrad Road, Ynysmaerdy, Llantrisant during the monitoring year. Permission was also granted for a renewable heating energy scheme at fynnon Taf Primary School and Taffs Well Park Pavilion, using the Taffs Well thermal spring heat network.

It should also be noted that the considerable level of 183 MW of renewable energy has been installed in the strategic search area in RCT since the adoption of the LDP.

14. Land and Soils	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Increase proportion of development on previously developed land. 	<ul style="list-style-type: none"> The number of new housing units provided during the year on previously developed land as a percentage of all new housing units provided during the year.
Monitoring Results	
<p>2020-2021</p> <ul style="list-style-type: none"> 441 dwellings were completed during 2020-2021 in Rhondda Cynon Taf, of which 244 were on previously developed land, which is a percentage of 55% <p>2019-2020</p> <ul style="list-style-type: none"> 452 dwellings were completed during 2019-2020 in Rhondda Cynon Taf, of which 394 were on previously developed land, which is a percentage of 85.83% 	

2018-2019

- 386 dwellings were completed during 2018-2019 in Rhondda Cynon Taf, of which 289 were on previously developed land, which is a percentage of 74.87%

2017-2018

- 552 dwellings were completed of which 400 were on previously developed land, which is a percentage of 72.46%

2016-2017

- 716 dwellings were completed of which 429 were on previously developed land, which is a percentage of 59.9%

2015-2016

- 569 dwellings were completed of which 213 were on previously developed land, which is a percentage of 37%.

2014-2015

- 553 dwellings were completed of which 350 were on previously developed land, which is a percentage of 63.3%.

2013-2014

- 534 dwellings were completed of which 287 were on previously developed land, which is a percentage of 53.7%.

2012-2013

- 414 dwellings were completed of which 195 were on previously developed land, which is a percentage of 47.1%.

2011-2012

- 357 dwellings were completed of which 203 were on previously developed land, which is a percentage of 56.8%.

2010-2011

- 462 dwellings were completed of which 289 were on previously developed land, which is a percentage of 62.5%.

The indicator suggests that this year, the percentage of new dwellings completed on brownfield or conversion of buildings has reduced for the first time in 5 years, from a high of 87% last year. It should be noted that completions of over hundred units have been on the former opencast site at Llanilid, although considered greenfield. The LDP will continue to support the reuse of land for development in line with the vision and policy of the Welsh Government.

15. Waste	
SA Target	SA Indicator
<ul style="list-style-type: none"> Reduce tonnage of waste to landfill. Move Waste up the Waste Hierarchy. 	<ul style="list-style-type: none"> % of municipal wastes sent to landfill. % of municipal waste reused and/or recycled.
Monitoring Results	
<p>April 2020 – March 2021</p> <ul style="list-style-type: none"> 3.68% of waste was land-filled; 0.41% of waste was reused; 54.38% of waste was recycled; 37.09% of waste was subject to energy recovery; 14.93% of waste was composted. <p>April 2019 – March 2020</p> <ul style="list-style-type: none"> 4.58% of waste was land-filled; 1.23% of waste was reused; 49.30% of waste was recycled; 39.08% of waste was subject to energy recovery; 14.24% of waste was composted. <p>April 2018 – March 2019</p> <ul style="list-style-type: none"> 1.97% of waste was land-filled; 	

- 0.98% of waste was reused;
- 45.02% of waste was recycled;
- 46.14% of waste was subject to energy recovery;
- 15.01% of waste was composted.

April 2017 – March 2018

- 1.76% of waste was land-filled;
- 0.79% of waste was reused;
- 45.99% of waste was recycled;
- 45.98% of waste was subject to energy recovery;
- 14.53% of waste was composted.

April 2016 – March 2017

- 2.12% of waste was land-filled;
- 0.71% of waste was reused;
- 49.72% of waste was recycled;
- 41.92% of waste was subject to energy recovery;
- 14.25% of waste was composted.

April 2015 – March 2016

- 22.59% of waste was land-filled;
- 0.56% of waste was reused;
- 46.29% of waste was recycled;
- 25.95% of waste was subject to energy recovery;
- 13.64% of waste was composted.

April 2014 – March 2015

- 35.01% of waste was land-filled;
- 0.56% of waste was reused;
- 42.23% of waste was recycled;
- 15.00% of waste was subject to energy recovery;
- 11.28% of waste was composted.

April 2013 – March 2014

- 41.56% of waste was land-filled;
- 0.49% of waste was reused;
- 38.20% of waste was recycled;
- 9.14% of waste was subject to energy recovery;
- 10.61% of waste was composted.

April 2012 – March 2013:

- 38.4% of waste land-filled;
- 0.39% of waste reused;
- 35.18% of waste recycled;
- 17.42% of waste subject to energy recovery;
- 8.6% of waste composted.

The results of this indicator show a clear, positive reduction in the percentage of waste that went to landfill between 2015-2016 and 2020-2021, with a 18.91% percentage point reduction. It is noted that in 2019-2020 the amount of waste going to landfill increased from 1.97% in 2017-2018 to 4.58%, however this has since decreased again slightly to 3.68% in 2020-2021. Recycling has remained largely the same as last year, as has the amount of waste that has been subject to energy recovery and composted. Overall, RCT are performing very well in terms of waste management with only 3.68% of RCT’s total waste going to landfill within the monitoring year. It is therefore considered that the Council is continuing to meet this indicator

16. Minerals	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Increase % of secondary and recycled aggregate sources in all developments. 	<ul style="list-style-type: none"> • Extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates.
Monitoring Results	
No primary land-won aggregates were permitted for extraction in 2020-2021.	

A full application for a Western extension to the existing Craig yr Hesg Quarry, Pontypridd was refused planning permission by the Council in July 2020. This was for the phased extraction of an additional 10 million tonnes of pennant sandstone and an overall restoration scheme for the quarry within the identified Preferred Area for Known Mineral Resource. The applicant has since submitted an appeal to the Planning Inspectorate.

Aggregate production in Rhondda Cynon Taf continues at Craig yr Hesg quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun.

17. Air Quality							
SA Target				SA Indicator			
<ul style="list-style-type: none"> Maintain and improve air quality. 				<ul style="list-style-type: none"> % decrease in pollutants monitored through Air Quality Management Area (AQMA) (NOx, NO2, PM10). 			
Monitoring Result							
2020 – 2021	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. Worst NO2 in AQMAs	% change	
Rhondda	5	361	36.87	-17.5%	37.96	-18.1%	
Cynon	3	133	30.18	-11.8%	29.07	-20.4%	
Taf	8	264	28.15	-12.3%	29.65	-14.6%	
Total	16	758	31.73	-14.2%	39.19	0.0%	
<p>The improvement in the approximate number of properties within an AQMA is largely as a result of a sustained improving trend in Air Quality within several specific AQMAs (Aberdare Town Centre, Cilfynydd and Pontypridd Town Centre AQMAs which all shrank in 2020). The recent potential improvement in Average and Average Worst NO2 may be heavily affected by coronavirus related disruption/lockdowns/working at home in 2020, the longer-term implications of which are, at present, unknown.</p>							
2019 – 2020	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. Worst NO2 in AQMAs	% change	

Rhondda	5	361	44.67	3.5%	46.33	-3.5%
Cynon	3	500	34.20	-8.1%	36.51	-8.7%
Taf	8	296	32.10	-6.7%	34.74	-9.3%
Total	16	1157	36.99	-3.3%	39.19	-4.4%

2018 – 2019	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	5	361	43.14	-12.8%	44.75		-14.6%
Cynon	3	500	37.20	-14.4%	39.97		-24.2%
Taf	8	399	34.41	-8.3%	38.31		-6.2%
Total	16	1260	43.47	0.0%	48.66		0.0%

2017 – 2018	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	5	361	54.27	8.9%	52.41		7.1%
Cynon	3	500	48.41	10.3%	52.74		10.7%
Taf	8	399	41.76	10.1%	40.84		10.2%
Total	16	1260	48.15	9.7%	48.66		9.3%

2016 – 2017	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	4	341	54.27	5.9%	56.40		7.9%
Cynon	3	500	48.41	11.6%	59.07		12.1%
Taf	8	403	41.76	5.2%	45.46		1.2%
Total	15	1244	48.15	7.5%	53.64		7.4%

2015 – 2016	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 AQMAs	Worst in	% change
Rhondda	4	341	51.23	-0.9%	52.29		-8.3%
Cynon	3	500	43.39	-5.3%	52.69		0.4%
Taf	8	403	39.68	-2.75%	44.91		-4.3%
Total	15	1244	44.76	0.9%	49.96		-4.2%

2014 – 2015	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 AQMAs	Worst in	% change
Rhondda	4	341	52.14	-12.5%	57.05		-8.5%
Cynon	3	500	41.21	-13.8%	52.47		-11.7%
Taf	7	396	40.80	-4.8%	46.94		-17.5%
Total	14	1237	44.72	-10.7%	52.15		-12.4%

2013 – 2014	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 AQMAs	Worst in	% change
Rhondda	4	453	59.61	26.9%	62.38		27.3%
Cynon	3	381	47.79	27.9%	59.40		31.2%
Taf	6	825	42.85	17.9%	56.88		23.4%
Total	13	1659	50.09	24.5%	59.55		27.3%

2012 – 2013	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 AQMAs	Worst in	% change
Rhondda	4	453	46.98	3.8%	49.00		-3.4%
Cynon	3	381	37.36	-9.0%	45.27		-5.0%
Taf	6	825	36.34	-10.0%	46.08		-17.6%
Total	13	1659	40.23	-3.8%	46.78		-9.0%

2011 2012 -	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. Worst NO2 in AQMAs	% change
Rhondda	4	467	45.28	-10.43%	50.72	-4.12%
Cynon	3	313	41.05	-6.06%	47.64	0.72%
Taf	6	808	40.36	-14.49%	55.94	7.99%
Total	13	588	41.8	-11.81%	55.94	9.47%

The tables above indicate the advantages of designated AQMAs and the benefits of continuously monitoring their effectiveness.

Detailed Compliance Review of Monitoring Proposals with SEA Directive

		Requirements of SEA Directive	Compliance	Reference to Proposed monitoring measures
	Monitoring measures			
1	Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SEA.	Directive 2001/42/EC Article 5 (1) i.	Yes	Yes
2	Monitoring is used, where appropriate, during implementation of the plan or programme to make good deficiencies in baseline information in the SEA.	Directive 2001/42/EC Article 10.	Yes	Yes
3	Monitoring enables unforeseen adverse effects to be identified at an early stage. (These effects may include predictions which prove to be incorrect).		Yes	Yes
4	Proposals are made for action in response to significant adverse effects.		Yes	Yes

6 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The 2020-2021 AMR is the tenth monitoring report to be prepared since the adoption of the LDP in March 2011. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan up to 2021. As mentioned in the report above, 2021 would otherwise have been the end date of the LDP, although new WG legal advice gives the Plan status until a Revision of the LDP is adopted.
- 6.2 The monitoring framework for the Rhondda Cynon Taf LDP requires detailed consideration of 5 key factors. In addition to this, LDP Wales (2005) asks for 7 further factors to be considered when monitoring LDPs. Although broadly discussed above, the following section provides a conclusion of findings of the monitoring process, specifically addressing the requirements of these monitoring frameworks.
- 6.3 As noted in the Executive Summary above, and through the report, it was determined through the 2019 -20 monitoring period that RCT would commence a Revision of their LDP. This was initially due to begin in the 2020 – 2021 monitoring period in June 2020 – although due to Covid, it did not formally begin until September 2020. The following conclusions are made with this Revised LDP preparation in mind; considering both the ongoing monitoring of the LDP and what should be considered in more detail in the Revision.

Rhondda Cynon Taf LDP Monitoring Framework

- 6.4 Responses to each of the assessment factors identified in the LDP are outlined below:
- 1) *Has there been a significant change in national policy or legislation?***
- 6.5 There have been a number of changes to national policy, guidance and legislation, which have been discussed in Section 3 of this report. Principally this includes Future Wales: The National Plan 2040 (February 2021) and Planning Policy Wales: Edition 11 (February 2021) These and multiple other changes to the policy and legislative framework since 2015 have influenced the decision to revise the LDP and to advise LDP Revision.
- 2) *Has there been a significant change in external conditions?***
- 6.6 It is considered that the changes in the economy, as a result of the COVID-19 global pandemic have been so significant, as to warrant a need for the most up-to-date evidence to inform the revised LDP. The pandemic has caused major changes in the socio-economic context of the County Borough and will certainly impact on the implementation of the existing/continuation of LDP .

6.7 Section 3 further outlines in detail the economic conditions in which the LDP is being implemented. The data does highlight an emerging recovery in the economy, as seen in the rise in house prices and the development of housing and commercial property

3) *Has there been a significant change in local context e.g. closure of a significant employment site that undermines the local economy or the cumulative effect of a series of closures?*

6.8 2020-2021 has seen a very tough year for many industries that the LDP monitors, e.g. non-essential retailers, food and drinks venues and other leisure and sports facilities. However, this has not had an apparent significant effect on our town centres, and their ability to continue past covid is shown in our positive vacancy rates from summer 2021.

6.9 It has not been possible to undertake full surveys of our employment estates for their vacancy levels, although it has not been evidenced that there has been an increase in availability of units from rental marketing. Indeed, as the AMR sets out, there has been a continuation of significant commercial builds through the monitoring year. This has seen the completion of the office space at Llys Cadwyn. At the same time, the B1, B2 and B8 employment units have been constructed on the Robertstown Strategic Site as well as the new units on the Coedely Employment allocation. Development of the considerable 44,710 m2 multi storey office building for the headquarters of DWP in Wales is well advancing to completion on the Treforest Industrial Estate. The Transport for Wales metro hub at Taffs Well is also well under construction.

6.10 The monitoring period saw permission granted for a total of over 14,000m2 of gross employment floorspace. The most significant of these permissions include the phase 2 expansion of Llantrisant Business Park, in addition to the erection of multiple new industrial/office employment units at Cwm Cynon Business Park and at Hepworth Business Park.

4) *Has there been a significant change in development pressures or needs and investment strategies of major public and private investors?*

6.11 The monitoring year has seen the construction and permission of major office developments in RCT, as set out in response to question 3 above. These are both privately and publicly funded, at RCT and National level. Furthermore, investment strategies for both the public and private sector continue to include funding development activities in Rhondda Cynon Taf. Investment from the public sector in 2020-2021 included continued support for a range of grant programmes and funding for town centre regeneration schemes in Pontypridd and Aberdare. Covid recovery grants have also helped hundreds of small businesses. Private sector investment in 2020-2021 has resulted in the development of 287 dwellings whilst also contributing to the 154 affordable dwellings completed; although this has been primarily by Registered Social Landlords and the Social Housing Grant and RCT Extra Care facility investment.

5) Are there any significant concerns from the findings of the AMR in terms of policy effectiveness, site delivery, progress rates, and any problems with implementation?

- 6.12 The results of the monitoring process for 2020-2021 indicate that the targets in respect of two of the ten core policies are ongoing, being met or exceeded (annotated in green). Two targets are not currently being achieved, but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention (annotated in amber). Six of the policy targets are not specifically being achieved and it is unlikely that this will be addressed without specific intervention.
- 6.13 Analysis of Core Policies 1 through to 5 in Section 4 of the report provides some analysis of the state of the housing sector in the County Borough. This year's results show a similar level of housebuilding (441 dwellings) to 2019-2020 (452 dwellings), and this during the exceptional covid pandemic period. The housing market is witnessing growth and house prices have increased very considerably as well. However, the analysis of sites to identify future housing land availability through the trajectory method, indicates that there is not quite sufficient overall supply of suitable sites to meet the short-term need. Longer term is even less certainty.
- 6.14 The findings of the SA monitoring exercise are outlined in Section 5 of the AMR. The results indicate that overall, the plan is travelling in a reasonably positive direction for the majority of aspects of sustainability; these being the indicators for the Economy, Employment, Transport, Landscape, Water, Climate Change, Land/Soils, Air Quality and Waste. Indicators for Housing, Health, Energy and Biodiversity are seeing some elements being met, whilst others are not currently being achieved. Culture & Heritage and Communities are also achieving mixed success through the various indicators.

1) Does the basic strategy remain sound (if not, a full plan review may be needed)?

- 6.15 The evidence collected as part of the annual monitoring process for 2020-2021, indicates that the LDP has delivered in certain respects, but is significantly short of the targets outlined in the monitoring framework. The strategy that splits the County Borough into the Northern and Southern Strategy Areas has sought to reduce the process of depopulation and decline in the north, whilst allowing the south to grow within its limits. Long term analysis shows this has happened at a ratio that was set out in the Strategy i.e. essentially two thirds of growth in the south, to a third in the north – albeit at a lower level of growth than planned. Additionally, the LDP has been successful in delivering development in and around the Principal Towns and Key Settlements. There was heavy reliance on Strategic Sites to deliver significant numbers of dwellings, which ultimately have not come forward. This element of the Strategy, in particular, would require serious consideration, as part of the LDP Revision.

The Strategy has also been successful in delivering housing and commercial opportunities throughout the County Borough to date, however not all such developments have been on or within existing allocations. It is testament to the LDP strategy that 7,192 dwellings (2,796 NSA and 4,423 SSA) have been built since the start of the plan period and that 10,122 dwellings have been permitted since the LDP's adoption. Whilst this is significantly short of the housing need identified within the current LDP, more recent population projections would indicate that a far lower annual housing requirement is appropriate.

2) *What impact are the policies having globally, nationally, regionally and locally?*

6.16 As outlined previously the results of the SA monitoring exercise indicate that the LDP is travelling in a positive direction for most aspects of sustainability; particularly for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils and Waste.

6.17 As discussed above, the LDP policies are continuing to have a positive effect on the availability, diversity and quality of housing stock across the County Borough. The location of these developments are deemed to be sustainable in accordance with indicator LI 10, which relates to the accessibility of transport modes (other than the private car). The indicator shows that 100% of all residential permissions, 100% of all retail permission and 90.91% of all employment permissions were within 400m of at least one sustainable transport option. It is anticipated that this trend will continue to have a positive impact on local, national and global sustainability objectives and on resources.

3) *Do the policies need changing to reflect changes in national policy?*

6.17 As Section 3 of this and previous AMRs indicate, a significant number of changes have occurred within national policy, legislation and guidance, since c. 2015. The raft of legislative changes are likely to alter the way in which the Council works and collaborates on a 'larger than local' and regional basis. As discussed in Section 3 and in response to Section 1 of the monitoring framework above, these policy changes will be considered through the LDP Revision process.

4) *Are policies and related targets in LDPs being met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG)?*

6.18 The findings of the LDP and SA monitoring exercise are outlined in Sections 4 and 5 of the AMR.

6.19 The results of the LDP monitoring exercise indicate that some progress is being made in the delivery of many of the LDP targets, as discussed above. Some concern has been expressed about the rate of delivery of a number of elements of the plan, particularly in relation to the housing allocations and the interrelated

provision of affordable housing. Furthermore, there has been a significantly lower take up of allocated employment land than had been envisaged at the outset of the LDP. Where previous AMR's have indicated that there may be scope to meet the targets in the later stages of the plan period, there is now an acknowledgment that there is insufficient time to achieve such delivery (although a 2021 previous Plan end date – this is now extended to Revised LDP adoption). In particular, there are concerns that the Strategic Sites cannot come forward in the near future for their designated uses, due to the scale they were allocated and in some instances, the remediation works required to make them investible.

6.20 As indicated above, the findings of the SA monitoring exercise suggest that overall, the plan is travelling in a positive direction in relation to its sustainability objectives. This is particularly so for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils and Waste. Indicators for Culture and Heritage and Communities are seeing some elements being met whilst others are not currently being achieved. The delivery of Housing is not wholly being met in line with the specific requirements of the indicator, although as mentioned throughout this report, significant housing is being delivered.

5) *Where progress has not been made, what are the reasons for this and what knock on effects may it have?*

6.21 Inevitably, the global economic recession of 2008/2009 had a profound impact on the early stages of the plan, post-adoption, particularly in terms of the housing and commercial markets. In terms of the core housing policies however it is considered that the original housing 'need' figure, based on the 2008 household projections, were far too high and ambitious. It is also increasingly clear that the LDP housing land requirement was unrealistically high. As with other authorities in Wales, the housing land requirement appears to be significantly above the construction industry's capacity to deliver.

6.22 Further considerations are set out in the Review Report for the LDP, and are being considered further in the preparation of the Revised LDP.

6) *What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives?*

6.23 Given that the LDP has failed to deliver all allocations as anticipated, alongside the significant changes and developments within national policy; it is considered that the LDP may no longer be an appropriate mechanism for determining the direction of strategic development within the County Borough. Further, analysis of the County Borough in terms of its social, economic and environmental characteristics needs additional consideration. Particularly in light of all policy and legislative changes that have occurred since the current LDP commenced preparation, from 2005 onwards. The proposals, policies and allocations chosen

to meet the requirements of the strategy, alongside the LDP's aims, visions and objectives also require reconsideration through the Revision process.

7) *If policies or proposals need changing, what suggested actions are required to achieve this?*

6.24 As indicated at the outset of this section, having given consideration to the drop dead date of the plan (2021), recent AMR's, the multiple contextual changes identified over recent years and the failure to deliver the scale of allocations by this stage of the plan, the Council took the decisions to undertake a full Review of the LDP and subsequently we are advanced in the preparation of a Revised LDP.

RECOMMENDATIONS

6.25 In the Council's opinion the LDP has made steady progress since adoption, although prior to the preparation of this AMR, Rhondda Cynon Taf County Borough Council had agreed to undertake a full review of the LDP, in June 2019.

6.26 The decision resulted in a Review Report being prepared, with a conclusion that a Revision of the LDP was required. This was agreed by Full Council on the 27th November 2019, alongside a draft Delivery Agreement – to begin the preparation of a Revised LDP for the period 2020 – 2030. This was in general agreement with WG – without formal approval. The start date of the preparation was to be June 2020. Clearly the COVID-19 global pandemic has however disrupted the timetable set out within the Delivery Agreement, as such it was not submitted to the Welsh Government in May 2020, as anticipated. It was then reconsidered that it was an appropriate decision (by RCT and WG) to begin formal Revision of the LDP in September 2021.

6.27 Accordingly, it should be noted at this final point, that the AMR is both an analysis of the monitoring year, and also a longer period of analysis of LDP delivery since its adoption. Furthermore, this AMR will help give some real evidence to the Revision of the LDP in all its multiple aspects and topics.

COMPLIANCE

6.28 The review found that the work undertaken to date on the Rhondda Cynon Taf AMR meets the requirements of the SEA Directive and current guidance. It also provides a foundation for assessing the effectiveness of the LDP in delivering sustainable outcomes throughout the County Borough.

6.29 Details of the compliance assessment are contained at the end of Section 5.

Appendix 1 – Status of LDP Allocations

Status of LDP Allocations				
Northern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	2020-2021 Status Update
Strategic Sites				
NSA 4	7 Former Maerdy Colliery Site, Rhondda Fach	Strategic Site	2018-2021	Planning permission granted for new access as part of wind farm proposal with significant investment in leisure elements secured through S.106.
NSA 5	8 Former Fernhill Colliery Site, Blaenrhondda	Strategic Site	2014-2017	Pre-application discussions have been ongoing. An application has been submitted proposing various alternative, small scale uses on parts of the site, however it is yet to be determined. To date there has been no comprehensive development scheme presented to the Council for the site.
NSA 6	Former Phurnacite Plant, Abercwmboi	Strategic Site	2014-2017	Ongoing pre-application discussions since 2016-2017. An initial master plan and brief for the site have been produced. The Council continues to seek solutions to remediate the site in the first instance, given that it remains a strategic development site in the mid Cynon Valley. It is nevertheless acknowledged that the site will not come forward within the remaining, current plan period.
NSA 7	9 Land at Robertstown / Abernant, Aberdare	Strategic Site	2010-2013	Robertstown: outline planning permission was granted on 31/03/15 for a supermarket. Development of the college campus on the employment/ leisure element of the site. The Council announced in February

				<p>2018 that £2.58m of European funding had been secured towards a package of £3.93m, to create modern business units on the Robertstown Strategic Site. These have now been constructed over the monitoring periods and tenants coming forward.</p> <p>Discussions with owners of the housing element of the site continue</p>
NSA 8	Land South of Hirwaun	Strategic Site	2018-2021	<p>Planning permission granted with s106 agreement for a supermarket and access improvements.</p> <p>On the Hirwaun Strategic Site, the opencasting has been completed, with backfilling of voids and plateaux put in place for future development. The Heads of the Valleys road dualling construction scheme is now also underway alongside the site. It is the intention of the Council that a scheme to extend the passenger rail line from Aberdare to Hirwaun, will continue to be promoted for inclusion in the metro programme. Associated and nearby to the Strategic Site is the new Zip World development around Tower Colliery, bringing in a massive tourism investment to the area.</p>
Housing				
NSA 9.1	Land South of Rhigos Road, Hirwaun.	Housing	2014-2017	No proposals further to the LDP.
NSA 9.2	Land East of Trenant, Penywaun.	Housing	2018-2021	An outline application was received at the end of March 2018 for 93 dwellings. The application was approved in the current monitoring year (June 2018).

NSA 9.3	Land South East of Llwydcoed Community Centre.	Housing	2010-2013	The Council are in ongoing discussions concerning access to the site.
NSA 9.4	Site including the old brick works, old dairy and tipped land rear of Birchwood, Llwydcoed	Housing	2010-2013	The site is complete.
NSA 9.5	Tegfan Farm, Potters Field, Trecynon.	Housing	2014-2017	No proposals further to the LDP.
NSA 9.6	Land at Nant y Wenallt, Abernant Road, Abernant.	Housing	2010-2013	No proposals further to the LDP.
NSA 9.7	Land bordered by Cefnpennar Road and Phillip Row, Cwmbach.	Housing	2014-2017	Pre-application discussions have however taken place.
NSA 9.8	Dyffryn Row, Cwmbach.	Housing	2014-2017	A planning application has been approved for the first phase of the development (5 dwellings), with two units constructed.
NSA 9.9	Remainder of Ynyscynon Farm, Cwmbach.	Housing	2018-2021	Outline planning application for 77 dwellings on 3.29 hectares has been approved subject to completion of a section 106 agreement.
NSA 9.10	Land to the end of Godreaman Street, Godreaman.	Housing	2010-2013	Permission has been granted for 42 eco-homes on the site, with construction well underway.
NSA 9.11	Gwernifor Grounds, Mountain Ash.	Housing	2010-2013	The proposal has been implemented.

NSA 9.12	Land rear of Maerdy Road, Maerdy.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.13	Land at Gwernllwyn Terrace, Tylorstown.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.14	Site off Fenwick Street, Pontygwaith.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.15	Old hospital site and school playground, Treherbert.	Housing	2018-2021	An application was refused on the 12.09.2017 as it was considered unacceptable in planning terms.
NSA 9.16	Site at the end of Mace Lane, Treorchy.	Housing	2018-2021	A draft development brief has been prepared. No proposals further to the LDP.
NSA 9.17	Site off Cemetery Road, Treorchy	Housing	2018-2021	Interest has been shown in the site although there have been no proposals further to the LDP.
NSA 9.18	Hospital Site, Llwynypia.	Housing	2014-2017	A Section 73 application to renew the consent has been granted, along with an updated Section 106 agreement.
NSA 9.19	Land at Park Street, Clydach Vale.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.20	Land at Dinas Road / Graig Ddu Road, Dinas	Housing	2018-2021	No proposals further to the LDP.
NSA 9.21	Land at Catherine Crescent, Cymmer.	Housing	2018-2021	No proposals further to the LDP. The site passed to new owners in the last few years.
Employment/Retail				
NSA 14.1	Ferndale & Highfield Industrial Estate, Maerdy.	Employment	2018-2021	Outline planning permission granted for a mixed-use scheme, including employment, in May 2016.

NSA 14.2	North of Fifth Avenue, Hirwaun Industrial Estate, Hirwaun.	Employment	2018-2021	<p>Full planning permission for a 'sustainable waste resource recovery and energy production park' granted 21/12/10.</p> <p>Development commenced in the 2015-2016 monitoring period and is ongoing.</p> <p>An application for the amended second phase of Enviroparks was received in February 2018.</p>
NSA 14.3	Land at Former Mayhew Chicken Factory, Trecynon.	Employment	2018-2021	No proposals further to the LDP, although pre-application enquiries for mixed-use development have been made however the site is within a C2 flood zone.
NSA 14.4	Cae Mawr Industrial Estate, Treorchy.	Employment	2018-2021	Hybrid planning application for full permission for a supermarket and outline permission for B1/B2/B8 development was withdrawn 09/10/14. Pre-application discussions are ongoing.
NSA 17.1	Land at Oxford Street, Mountain Ash.	Retail	2018-2021	The site received permission in the 2018-2019 monitoring year for additional car parking spaces within the Guto square area of Mountain Ash. The site is no longer available for retail.
NSA 17.1	Strategic Site 5: Land South of Hirwaun	Retail	2018-2021	Planning permission granted with s106 agreement for a supermarket and access improvements.
All Other Allocations				
NSA 20.1	Mountain Ash Southern Cross Valley Link	Transport		<p>This scheme is included in the SE Wales Valleys LTP.</p> <p>Planning permission was secured for an east-west highway link via an upgraded junction on the A4059.</p>

				Construction commenced in 2017 and completed in September 2020, where a new bridge has been built spanning the Aberdare – Pontypridd railway line and River Cynon.
NSA 20.2	Upper Rhondda Fach Relief Road	Transport		No proposals further to the LDP. This scheme is included in the SE Wales Valleys LTP.
NSA 20.3	Mountain Ash Northern Cross Valley Link	Transport		No proposals further to the LDP. This scheme is included in the SE Wales Valleys LTP. Reviewed as part of the development of the southern link. However, following completion of the WelTAG process, the southern link was prioritised for delivery. Scheme design completed and is at the planning application stage.
NSA 21.1	Strategic Site 5: Land South of Hirwaun; (P&R)	Transport		Park and Ride provision included within Cynon Gateway scheme; also included in the SE Wales Valleys LTP.
NSA 21.2	Land south of Ty Trevithick, adjacent to A470, Abercynon; (P&R)	Transport		No proposals further to the LDP.
NSA 21.3	Expansion of existing park and ride facilities, Robertstown. (P&R)	Transport		Development proposal as included in LDP complete - potential for further expansion as patronage is expected to increase with Metro proposals for service enhancements. The existing facilities are likely to reach capacity within the next few years, despite changes in commuting patterns as a

				consequence of the Covid 19 pandemic.
NSA 22	Rail Network and Station Improvements Hirwaun.	Transport		<p>No proposals further to the LDP. This scheme is included in Network Rail's Welsh Route Study and has been subject to the GRIP process (Governance in Rail Investment Projects).</p> <p>The extension of the passenger rail line from Aberdare to Hirwaun, and construction of a new station, forms part of the proposed future development of the Cardiff Capital Region 'City Deal' metro project. A study of potential transport options along the currently mothballed rail line is being progressed by Transport for Wales. They have now taken over the infrastructure assets from Network Rail.</p> <p>A bid for money, under the UK Government's "Levelling Up" Fund has been submitted to fund a Park and Ride facility at Llwydcoed.</p>
NSA 23.1	The Rhondda Community Route Network	Cycle Routes		<p>A cycle route along the Rhondda Fawr is included in the SE Wales Valleys LTP and the Council's Active Travel Network Map, which was approved by Welsh Government in February 2018. It is included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.</p> <p>The development of a cycle route along the Rhondda Fawr is closely linked to the proposed re-opening of the disused rail tunnel linking Blaencwm (RCT) with Blaengwynfi (Neath Port Talbot).</p>

				<p>In conjunction with The Rhondda Tunnel Society, the first stage of the WelTAG process has been completed.</p> <p>A Business Case is being progressed.</p> <p>In tandem, a feasibility study is being undertaken into the possible alignment of the new cycle route between the entrance to the tunnel and Porth. This study is being undertaken in close liaison with Transport for Wales following the transfer of rail assets along the Valley Lines Network from Network Rail to TfW.</p> <p>Funding has been secured for feasibility on Active Links to and within Llwynypia and Tonypany. As well as design and development of an active travel route within Treorchy.</p>
NSA 23.2	The Cynon Valley Cycle Route	Cycle Routes		<p>Phase 3 of this scheme is included in the SE Wales Valleys LTP - 'filling the missing gaps' along route.</p> <p>The Council's Active Travel Network Map, approved by the Welsh Government in February 2018, includes proposals to improve sections of the existing route to meet current active travel standards – identified following an audit. It also includes proposals for new sections of route, including a link to the proposed re-opening of the disused Abernant Rail Tunnel. These are included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.</p>

				Some minor works have been undertaken such as barrier upgrades and improved signage. Design work is still ongoing on new and existing sections of this route.
NSA 23.3	The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate	Cycle Routes		<p>Implementation of a route is complete. However, there is potential for further enhancements linked to the proposed A465 dualling between Hirwaun and Dowlais. Proposals are currently being drawn-up.</p> <p>The Council's Active Travel Network Map, approved by the Welsh Government in February 2018, includes proposals to improve sections of the existing route to meet current active travel standards. These are included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.</p>
NSA 23.4	Pontygwaith to Maerdy	Cycle Routes		<p>This scheme is included in the SE Wales Valleys LTP.</p> <p>A proposal to extend the Rhondda Fach Community Route from Pontygwaith to Maerdy is included in the Council's Active Travel Network Map, which was approved by Welsh Government in February 2018. This is included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.</p> <p>A feasibility study is being undertaken into the construction of the cycle route along the alignment of the former railway. The proposal has been the subject of a public consultation exercise. The feedback</p>

				<p>is being analysed before this scheme is further progressed. However, further progress had been delayed following the major landslip near Tylorstown in February 2020.</p> <p>Funding has been secured to continue survey work and complete scheme design.</p>
NSA 23.5	Cwmaman to Aberaman	Cycle Routes		<p>This scheme is included in the SE Wales Valleys LTP.</p> <p>The proposal to construct a new route between Cwmaman and Aberaman is included in the Council's Active Travel Network Map, which was approved by Welsh Government in February 2018. This is included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.</p>
NSA 23.6	Lady Windsor to Llanwonno	Cycle Routes		<p>No further development proposals beyond LDP proposals.</p> <p>Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Network Map, which was approved by Welsh Government in February 2018. This is included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.</p>
NSA 27	Land Reclamation Schemes	Land Reclamation		<p>The following schemes are complete: Aberaman colliery land reclamation scheme (NSA 27.1).</p>
NSA 28	Coleg Morgannwg, Trecynon	Education		<p>The development of the new College at Robertstown has led to the closure of this campus at Trecynon, meaning that the allocation is no longer required.</p>

				The site has instead been granted permission for 87 dwellings.
Southern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	Status
Strategic Sites				
SSA 7	Former Cwm Colliery and Coking Works, Tyn-y-Nant, Pontypridd.	Strategic Site	2014-2017	Outline planning permission for demolition of structures, retention of listed towers, site remediation, land restoration and development to provide a mix of uses including 851 residential units, primary school, revised access arrangements, car and cycle parking, servicing, structural landscaping, formation of public spaces and associated infrastructure, and public realm works was granted on 30/12/14.
SSA 8	10 Mwyndy / Talbot Green Area	Strategic Site	2014-2021	<p>Talbot Green: outline planning permission was granted on 24/12/14 for a new town centre comprising: a 10,801sq m gross food store; petrol filling station; 35,522 sq. m gross retail floor space; 600 sq. m gross cafe space; 1,000 sq. m financial/professional service space; 2,390 sq. m gross food and drink space; 1,400 sq. m gross office space (Class B1); 750 sq. m gross Class D1 space; cinema; hotel; 64 dwellings; car parking; access, re-profiling of land, landscaping and flood alleviation works.</p> <p>The renewal application has been received by the Council but is yet to be determined.</p> <p>Full planning permission was granted on 27/11/13 for phase 1 of the above, comprising a</p>

				<p>supermarket, service yard, car park, petrol filling station, customer access road and access from A473. Implementation is underway.</p> <p>An outline application for 460 dwellings, a primary school, a local centre and open space has been granted permission during 2017-2018</p> <p>A further 15,149m² of retail floorspace was permitted in 2019-2020 for a replacement Leekes store on the Mwyndy/Talbot Green Strategic Site.</p> <p>Mwyndy: No proposals further to the LDP have taken place on the employment element.</p>
SSA 9	Former OCC Site, Llanilid (part)	Strategic Site	2010-2013	<p>Planning permission approved including a section 106 16/07/15 of a hybrid planning application for outline permission for comprehensive development comprising: up to 1,850 dwellings; neighbourhood centre to include community /leisure facilities, medical centre primary school, retail /services/food and drink floor-space; B1 office/commercial floor-space; drainage, services, transport and highways infrastructure, strategic landscape areas and public open space and full permission for spine road and access onto A473, drainage and development plateaus to serve the first phase of development.</p> <p>In March 2019, the reserved matters application for the first phase of Parc Llanilid cleared Committee. The final decision was dispatched in April 2019, which was for 216 dwellings. The site is presently under construction.</p>

				During 2020 -2021 177 new dwellings have been completed here.
Housing				
SSA 10.1	Cefn Lane, Glyncoch.	Housing	2014-2017	No proposals further to the LDP.
SSA 10.2	Trane Farm, Tonyrefail.	Housing	2010-2013	Resolution to grant outline planning permission.
SSA 10.3	Collenna Farm, Tonyrefail.	Housing	2014-2017	Historic planning permission remains extant.
SSA 10.4	Bryngolau, Tonyrefail.	Housing	2014-2017	No proposals further to the LDP.
SSA 10.5	Site of the former Hillside Club, Capel Hill, Tonyrefail.	Housing	2014-2017	The site is under construction,
SSA 10.6	Land east of Mill Street, Tonyrefail.	Housing	2014-2017	An application was submitted in March 2018 for the retail element of this site (A1/A3). Proposed works include the road, which it is anticipated will facilitate the housing element of the site. The application was approved in the 2019-2020 monitoring year.
SSA 10.7	Land at Gwern Heulog, Coed Ely.	Housing	2010-2013	Outline permission for residential development of the whole site (132 dwellings) and full permission for 54 dwellings were both granted 22/03/13. A Reserved Matters application for 74 dwellings was also approved on the 27.01.2016. The site is now complete.
SSA 10.8	Land rear of Tylcha Wen Terrace, Tonyrefail.	Housing	2018-2021	No proposals further to the LDP.
SSA 10.9	Land part of Tylcha Ganol Farm, south	Housing	2018-2021	No proposals further to the LDP.

	of Mill Street, Tonyrefail.			
SSA 10.10	Land east of Hafod Wen and North of Concorde Drive, Tonyrefail.	Housing	2014-2017	No proposals further to the LDP. Discussions have however taken place recently.
SSA 10.11	Land south of Brynna Road, Brynna.	Housing	2010-2013	Pre-application discussions have been held but the site is constrained by lack of sewer capacity.
SSA 10.12	Land east of Dolau County Primary School, Bridgend Road, Bryncae	Housing	2010-2013	Development complete in 2014-2015.
SSA 10.13	West of Llechau, Llanharry.	Housing	2014-2017	Development complete in 2014-2015.
SSA 10.14	Penygawsi, Llantrisant.	Housing	2010-2013	No proposals further to the LDP.
SSA 10.15	Land south of Brynteg Court, Beddau.	Housing	2010-2013	Development is complete.
SSA 10.16	The Link Site, Pen-yr-Eglwys, Church Village	Housing	2010-2013	No proposals further to the LDP. There has however been recent interest in the site.
SSA 10.17	Glyntaff Farm, Rhydyfelin.	Housing	2014-2017	Part of site (15 dwellings) is implemented. Remainder of site (65 dwellings): no proposals further to the LDP.
SSA 10.18	Land south of The Ridings, Tonteg and east of Station Road, Church Village.	Housing	2010-2013	Phase II of the scheme witnessed the completion of 168 dwellings.

Employment/Retail				
SSA 14.1	Coed Ely, Tonyrefail.	Employment	2018-2021	A Reserved Matters application has been approved for the layout of highway works, which will serve the site/individual plateaus alongside the erection of a B1/B2/B8 unit. Unit C3 is presently under construction.
SSA 14.2	Land south of Gellihirion Industrial Estate, Pontypridd.	Employment	2018-2021	No proposals further to the LDP.
SSA 15.1	Land adjacent to Pontypridd Retail Park. Either for comparison goods sales or for convenience goods sales	Retail	2018-2021	Proposal is complete.
SSA 15.2	Strategic Site 8: Former OCC Site, Llanilid, Llanharan.	Retail	2018-2021	Planning permission approved including a section 106 16/07/15 of a hybrid planning application for outline permission for comprehensive development comprising: up to 1,850 dwellings; neighbourhood centre to include community /leisure facilities, medical centre primary school, retail /services/food and drink floor-space; B1 office/commercial floor-space; drainage, services, transport and highways infrastructure, strategic landscape areas and public open space and full permission for spine road and access onto A473, drainage and development plateaus to serve the first phase of development. This is likely to come forward with the delivery of the housing.
SSA 15.3	Land east of Mill Street,	Retail	2018-2021	An application was submitted in March 2018 for the retail element of

	Tonyrefail.			this site (A1/A3). Proposed works include the road, which it is anticipated will facilitate the housing element of the site. The application was approved during the 2019-2020 monitoring year.
All Other Allocations				
SSA18.1	A473 Llanharan Bypass	Transport		<p>This scheme is included in the SE Wales Valleys LTP.</p> <p>WelTAG Stages 1 and 2 Reports have been completed and an initial public consultation exercise undertaken over the proposed route and junctions.</p> <p>Further modifications will be made to the design before consulting with the public again. It is likely that planned active travel schemes in the area will be progressed at the same time.</p> <p>This consultation is underway in September/October 2021</p>
SSA 18.2	A473 Talbot Green Bypass Dualling	Transport		Enhancements to key junctions have been completed eg. at A4119.
SSA 19	Rail Network and Station Improvements	Transport		<p>Various schemes included in the second National Transport Plan for Wales.</p> <p>A new station to serve the projected growth of employees working in Trefforest Industrial Estate has been proposed, located to the south of the existing station which would close. New rail operator (Transport for Wales) is taking forward this proposal.</p> <p>Under the new rail franchise, TfW is also embarking on a major</p>

				programme of station improvements across its network, including within RCT. Improvements cover the upgrade of facilities and provision of step free / lift access to and between platforms.
SSA 20	Park and Ride/Park and Share Provision	Transport		<p>Expansion of the Park and Ride facility at Taffs Well has been completed. Further expansion is envisaged with the Metro/Capital Region City Deal proposals and construction of the associated new rolling stock depot.</p> <p>The SE Wales Valleys LTP contains proposed schemes to increase capacity at Pontyclun and Trefforest stations, which are likely to reach capacity within the next few years, despite changes in commuting patterns as a consequence of the Covid 19 pandemic. Site investigations have been undertaken at Pontyclun to determine location and cost of accommodating underground rail service apparatus and scope to increase capacity.</p> <p>There is also pressure at Llanharan station - feasibility work is ongoing to identify potential for expansion of Park and Ride facilities.</p> <p>The construction of a new transport interchange at Porth, as part of the town centre regeneration strategy, will see an eventual increase in the Park and Ride capacity and better co-ordination between bus and rail services.</p> <p>Design of the expansion of park and ride facilities at Llwynypia and</p>

				Treorchy Stations is ongoing.
SSA 21.1	Treforest Connect 2	Cycle Routes		Complete. Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals.
SSA 21.2	Extension of Connect 2 scheme to Pontypridd	Cycle Routes		Complete. Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Network Map, which was approved by Welsh Government in February 2018. This is included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.
SSA 21.3	Maesycloed to Porth	Cycle Routes		Complete. Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Network Map, which was approved by Welsh Government in February 2018. This is included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.
SSA 21.4	Glyntaff to Nantgarw	Cycle Routes		Complete. Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Network Map, which was approved by Welsh Government in February 2018. This is included in an updated ATNM which will be submitted to Welsh Government at the end of 2021. Studies are being progressed to

				examine the construction of a new active travel route and links beyond Nantgarw and into Trefforest Industrial Estate. Also, potential new active travel links between Upper Boat – TIE – Church Village Community Route.
SSA 21.5	Trallwn to Cilfynydd	Cycle Routes		<p>This scheme is included in the SE Wales Valleys LTP.</p> <p>Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Network Map, which was approved by Welsh Government in February 2018. This is included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.</p> <p>A number of alternative route options, between Cilfynydd and Pontypridd town centre, are to be drawn-up and considered which will minimise use of the highway within Trallwn.</p>
SSA 21.6	Pontypridd to Tonyrefail via Llantrisant	Cycle Routes		Completed between Talbot Green and Llantrisant. A continuous active travel route now exists between Pontypridd and Talbot Green.
SSA 21.7	Gyfeillion to Llanwonno	Cycle Routes		<p>No further development proposals beyond LDP proposals.</p> <p>Proposal to improve sections of the route is included in the Council's Active Travel Network Map, which was approved by Welsh Government in February 2018. This is included in an updated ATNM which will be submitted to Welsh Government at the end of 2021.</p>

SSA 24	Land Reclamation Schemes	Land Reclamation		<p>The following schemes have been completed:</p> <p>Coed Ely reclamation aftercare scheme, Tonyrefail</p> <p>Albion lower tips land reclamation scheme, Cilfynydd</p> <p>Cefn-yr-Hendy land reclamation scheme, Miskin</p>
SSA 26	Land at Beddau Caravan Park	Housing		Proposal is implemented.