



RHONDDA CYNON TAF

RECORD OF DELEGATED OFFICER DECISION

SUBJECT: Rhondda Cynon Taf Local Development Plan Annual Monitoring Report

PURPOSE OF ATTACHED REPORT:

The purpose of the report is to outline contents of the Annual Monitoring Report (AMR) of Development Plan (LDP) prior to the submission of the AMR to the Welsh Government.

DELEGATED DECISION (Date):

That the LDP AMR is agreed prior to the Director of Regeneration and Planning submitting the document to the Welsh Government.

[Handwritten Signature]
Chief Officer Signature

[Handwritten Name]
Print Name

Date

16.10.12

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

Pannan

CONSULTEE CABINET MEMBER SIGNATURE

16/10/2012

DATE

OFFICER CONSULTEE SIGNATURE

DATE

Directorate:	Regeneration and Planning
Contact Name:	Nicola Gulley
Designation:	Spatial Development Manager
Tel.No.	01443 494730

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2011 - 2012 REPORT TO ACCOMPANY DECISION OF CHIEF EXECUTIVE

Part 1
(Non Confidential)
RHONDDA CYNON TAF LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT

1. PURPOSE OF THE REPORT

1.1 The purpose of the report is to outline the contents of the Annual Monitoring Report (AMR) of the Local Development Plan (LDP) prior to the submission of the AMR to the Welsh Government

2. RECOMMENDATIONS

2.1 It is recommended that:

(1) The contents of the LDP AMR are agreed prior to the Director of Regeneration and Planning submitting the document to the Welsh Government.

3. BACKGROUND

3.1 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 AMR. The AMR will provide the basis for monitoring the effectiveness of the LDP core strategy and policies, the plan's sustainable performance and identify any significant contextual changes that might influence implementation. The AMR has to be submitted to the Welsh Government by 31st October each year.

4. KEY FINDINGS OF THE ANNUAL MONITORING REPORT

4.1 The LDP sets out an ambitious program for sustainable economic growth and regeneration in Rhondda Cynon Taf. The approach taken in the Plan now looks even more ambitious when set against a backdrop of a global economic recession. Inevitably the results of the monitoring exercise indicate some areas which may require further consideration. These relate principally to:

- **House Building** –The housing market in the County Borough is currently underperforming. During 2011-12, only 467 new dwellings were constructed in Rhondda Cynon Taf. This takes the total number of new dwellings constructed in the County Borough since 2006 to 2067 dwellings, approximately 50% below the required rate of construction to meet previously identified need.

The reduction in house building activity in Rhondda Cynon Taf does not relate to the availability of land in the County Borough. Evidence suggests that the reduction in building rates is directly attributable to the impact of the economic recession on the housing market globally, nationally and at local level. The situation in Rhondda Cynon Taf mirrors that of many Welsh authorities who are also failing to deliver the amount of new housing anticipated.

- **Affordable Housing** - During 2011-12, 78 new affordable homes were built in Rhondda Cynon Taf. Bringing the total number of homes built since 2006 to 315 dwellings. The delivery of new affordable housing in Rhondda Cynon Taf is intrinsically linked to the development of new general market housing. The down turn in house building caused by the economic recession has resulted in a reduction of house building activity in the County Borough and therefore a reduction in the provision of affordable homes.
- **Employment Led Development** – The LDP allocates 98 hectares of land for employment purposes. No new employment land was developed during 2011-12. As with the housing sector, the impact of the global economic recession on commercial development has resulted in limited investment in new build employment related developments in the County Borough. The evidence suggests that as the economy recovers opportunities to secure meaningful employment related inward investment in Rhondda Cynon Taf will hopefully increase

4.2 Whilst the AMR indicates that there are areas of concern, there are equally areas in which good progress has been made in the delivery targets. These include:

- **Retail Development** – Since the adoption of the LDP planning permission has been granted for 7320 sqm of new retail floor space at Pontypridd Retail Park. In addition a planning application has been submitted for nearly 40,000sqm of new retail floor space on the strategic site at Mwyndy / Talbot Green.
- **Strategic Sites** - Planning applications have been submitted for 4 of the 8 Strategic Sites allocated in the LDP. This includes the development of 1850 dwellings at the former OCC Site at Llanilid; 850 dwellings at the Former Cwm Coking Works and Colliery Site at Ty-Nant; 40,000sqm of new retail floor space on the strategic site at Mwyndy / Talbot Green and a retail led scheme on the Land South of Hirwaun. In addition pre application discussions are taking place taking place in respect of the Roberstown / Abernant and Phurnacite Strategic Sites.

5. CONCLUSION

5.1 Whilst the pattern of growth in some areas is slower than anticipated at the time of writing the LDP, evidence collected through the monitoring process suggests that good progress is being made in the delivery of the majority of LDP targets. It is anticipated that the development that has taken place in Rhondda Cynon Taf since the adoption of the LDP, coupled with the projected future investment from the public and private sector will ensure the that LDP core strategy is successfully delivered. There is no evidence to suggest there is a need for a full or partial review of the LDP at this time.