

Rhondda Cynon Taf Local Development Plan
Annual Monitoring Report 2017-2018

Covering the period 1st April 2017 – 31st March 2018

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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, and it identifies any significant contextual changes that might influence its implementation.

This is the seventh 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.

Key Findings of the Annual Monitoring Process 2017-2018

Contextual Change

This section looks at local, regional, national and international factors that have had an influence on land-use development in Rhondda Cynon Taf and subsequently on the implementation of the LDP during 2017-2018. These include:

A. National Policy, Guidance or Legislation:

- The Town and Country Planning (Enforcement Notice and Appeals) (Wales) Regulations 2017;
- The Town and Country Planning (Trees) (Amendment) (Wales) Regulations 2017;
- Draft Planning Policy Wales Edition 10;
- TAN 24: The Historic Environment.

B. National Statistics and Policy Research:

- Thresholds and Criteria for Development of National Significance (WSP Parsons Brinckerhoff, June 2017).
- Permitted Development Rights and Small-Scale, Low Risk Hydropower (Dulas Ltd, November 2017).
- Planning for Mobile Telecommunications: An Assessment of Permitted Development Rights in Wales (Arcadis on behalf of Welsh Government, December 2017).

C. External Conditions:

- Despite GDP increasing by 0.1% in the year to March 2018, it is the slowest growth since Quarter 4 of 2012;
- Slow and fluctuating growth in employment;
- Number of people in work increased as unemployment fell;
- National house building remains stable and small increase in house prices;
- Further austerity measures in the public sector in Wales.

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 2018;
- Employment Land Availability Schedule 2018;
- Local Economic Conditions;
- *Our Cwm Taf* – The Draft Cwm Taf Well-Being Plan 2018-2023;
- Public and Private Sector Funding and Investment.

Local Development Plan Monitoring

The results of the core and local output monitoring exercise for 2017-2018, 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:

- 552 new dwellings were built in the County Borough during 2017-2018. This represents a 22.9% decrease on the number of new dwellings constructed during 2016-2017 (716 dwellings). The figure for 2016-2017 of 716 was the highest number of completions since the adoption of the LDP. This year's results are higher than the figures witnessed in 2010-2014 and comparable with 2014-2015 and 2015-2016.
- 198 new affordable dwellings were built in the County Borough during 2017-2018. This represents a 20.1% decrease on last year's total (248 affordable dwellings). The figure for 2016-2017 of 248 was the highest number of affordable housing completions since the adoption of the LDP. This year's results are the second highest witnessed, up 100 dwellings on the 2015-2016 figure of 98 completions.
- The Council approved proposals for 1,153 new dwellings during 2017-2018. This compares with 569 dwellings approved in 2016-2017 and 2,264 in 2015-2016.
- The overall vacancy rate for Principal Town and Key Settlement retail centres is 11.5% (2017-2018), which is a small, positive decrease on the previous year's rates of 12.5%. This is 2.2% above the UK average vacancy rate, which stood at 9.3% as of October 2017 but better than the Welsh average of 11.7% for the same period.

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 2017-2018, in delivering the LDP targets and therefore its 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	Amber
CS 2	Development in the South	Green
CS 3	Strategic Sites	Amber
CS 4	Housing Requirements	Red
CS 5	Affordable Housing	Amber
CS 6	Employment Requirements	Red
CS 7	Retail	Amber
CS 8	Transportation	Green/Amber
CS 9	Waste Management	Green
CS 10	Minerals	Green

The results of the monitoring process for 2017-2018 indicate that the targets in respect of 3 of the 10 core policies are ongoing, being met or exceeded (annotated in green) and Policy CS 8 is being partially met and it is unlikely that intervention will be required to achieve these targets (green/amber). 4 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). 2 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:

- 72.46% of all new dwellings built over the year were on previously developed land.
- 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%, 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.
- No highly vulnerable development was permitted in C2 flood-risk zones that did not meet all TAN 15 tests.

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	Green
SA 3	Communities	Green / Amber
SA 4	Health	Green
SA 5	Economy	Green
SA 6	Employment	Green
SA 7	Transport	Green
SA 8	Built Environment	Green
SA 9	Landscape	Green
SA 10	Biodiversity	Green
SA 11	Water	Green
SA 12	Climate Change	Green
SA 13	Energy	Green
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.

Whilst the plan is still in the mid stages of implementation, it is possible to make some broad predictions regarding how the plan is progressing in terms of sustainability. Overall, the plan is travelling in a positive direction for most aspects of sustainability, however in some cases the indicators suggest that further consideration may need to be given to how these targets can be achieved.

Conclusions and Recommendations

Whilst the pattern of growth in some areas is slower than anticipated when the plan was first adopted, evidence collected through the monitoring process suggests that good progress is being made in the delivery of the majority of LDP targets relating to the implementation of the Plan's policies and allocations. 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 that the LDP core strategy is successfully delivered. The Annual Monitoring Reports will form part of the evidence used to inform any review 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 on which decisions about future development in 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 of the 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 seventh AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and monitors the period between 1st April 2017 and 31st March 2018. 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 of it) 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 9.4.2 – 9.4.3 of the LDP Manual state that:

“The AMR should assess the extent to which LDP strategies, policies and key sites are being delivered... The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from established trends identified in the 2nd and 3rd AMR. In order to fulfil this function, the report should be highly focused rather than producing a statistical compendium” (LDP Manual, 2015, p115).

2.13 As the 2015 LDP Manual does 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 2017 and 31st March 2018, the following policy documents/legislation was issued:

Draft Planning Policy Wales (Edition 10) (Issued for consultation on the 18th February 2018)

- 3.6 The Welsh Government has recently issued a draft version of PPW 10 that, in layout, is a stark contrast to the previous versions where the format dates back to 2002. Given the various pieces of legislation introduced over the past few years, including the Planning (Wales) Act; the Well-being of Future Generations (Wales) Act; and the Environment (Wales) Act, it was felt necessary to restructure the document to more clearly evidence the legislative requirements of these Acts.
- 3.7 The legislative requirements set out in the Well-being of Future Generations (Wales) Act 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. The document also 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). Providing that the format and content of the document remains the same when published; all of the changes contained therein will be given due consideration during the LDP review process.

Technical Advice Note 20: The Welsh Language

- 3.8 In October 2017, the Welsh Government published the updated TAN 20 to take account of the Well-Being of Future Generations (Wales) Act 2015. The TAN provides guidance on how the Welsh language may be given appropriate consideration in the planning system and on compliance with the requirements of planning and other relevant legislation. When embarking upon plan preparation, the TAN states that it is essential that consideration is given to how the strategy and policies are likely to impact upon the Welsh language and the sustainability of communities. Consideration relating to the use of the Welsh language may be taken into account when determining applications for planning permission, so far as they are material to the application. The TAN also states that LPAs are required to consider the relationship of the LDP strategy, policies, site allocations, community needs and opportunities through a Sustainability Appraisal, where consideration of the Welsh language is a mandatory element.
- 3.9 The Welsh Government's Welsh Language Strategy – Cymraeg 2050 recognises the need to provide Welsh speakers with easily accessible opportunities to use their skills in social and work settings. The strategy also identifies the imperative need to create favourable circumstances to encourage and increase the number of Welsh speakers.

Technical Advice Note 24: The Historic Environment

- 3.10 In May 2017, the Welsh Government published the new TAN 24, following the introduction of the Historic Environment (Wales) Act on the 21st March 2017. The TAN provides some key definitions including what constitutes the 'historic environment' and 'historic assets'; the definitions are considered to be both wide and all encompassing. The TAN also stipulates that Heritage Impact Assessments should be proportionate to the significance of the historic asset and to the degree of change proposed. HIAs will be expected to include sufficient information to enable both the significance of the asset and the impact of change to be understood.

- 3.11 The TAN is further concerned with ‘setting’ and outlines that both designated and non-designated historic assets can have a setting. It is for the local planning authority to make a judgement on a case-by-case basis as to whether a proposed development may damage the setting of the historic asset however, they must consider the responses received from consultees. The TAN is also explicit that the world heritage site buffer zone, applications likely to affect the site of a registered historic park or garden and the conservation of archaeological remains are all material considerations in the determination of planning applications. The TAN further provides that the listing of buildings must be based on the special architectural or historic interest of the building, as well as stipulating when a Design and Access Statement is required for certain developments within a conservation area.
- 3.12 The Council notes the changes to national policy, guidance and legislation and will give them due consideration as part of the LDP revisions process. At the present time, it is considered that the legislation and policy listed above will have little impact on the delivery of the LDP. The LDP strategy is sound and is deemed to be compliant with, or will remain unaffected by, the changes identified in the short term, therefore it is concluded no major amendments are required at this time.

National Statistics and Policy Research

- 3.13 The 2017-2018 monitoring year saw the publication of the following statistical and research documents:

Thresholds and Criteria for Developments of National Significance

- 3.14 WSP Parsons Brinckerhoff wrote the report titled above in June 2017 on behalf of the Welsh Government. The report examines new and existing categories of development to determine whether they should be included within the ‘Developments of National Significance’ regime. The report considers data obtained from all local planning authorities and national park authorities in Wales across thirteen categories of development. These include: open cast mining; large scale commercial, leisure and retail development; energy storage; and gas and diesel powered turbine energy production. The report determines the likelihood of such a project arising in Wales; considers whether the development is of national significance by way of its complexity and impacts; considers whether the project is infrastructure of a strategic nature; reviews the consenting performance of local planning authorities; and determines what would be considered as appropriate thresholds for development (Welsh Government, 2017).

Permitted Development Rights and Small-Scale, Low Risk Hydropower

- 3.15 Dulas Ltd on behalf of the Welsh Government wrote this report in November 2017. It makes recommendations on introducing permitted development rights

for small-scale, low risk hydropower schemes in Wales. This research report was commissioned following the Task and Finish Group on hydropower who presented their findings to the Cabinet Secretary for the Environment and Rural Affairs in January 2017. The report identifies the various elements of hydropower schemes, how they operate and how they are constructed to generate renewable energy through the power of water. It identified the potential planning impacts surrounding each component scheme and makes recommendations for introducing permitted development rights in this area whilst seeking to mitigate the impact on amenity or the natural environment (Welsh Government, 2017).

Planning for Mobile Telecommunications: An Assessment of Permitted Development Rights in Wales

- 3.16 This report was compiled by Arcadis on behalf of the Welsh Government and published in December 2017. The report was commissioned to assess the potential to amend existing permitted development rights for mobile telecommunications infrastructure to assist in providing greater coverage across Wales. The report uses GIS techniques, field research and a survey of planning application/determination data to assess the different aspects of impact that raising the heights of masts may have. This research fulfils one of the commitments in the Welsh Government's Mobile Action Plan.

External Conditions

UK

- 3.17 **Economy:** ONS data indicates that the economy is continuing to improve overall, albeit very slowly. The latest ONS data shows that Gross Domestic Product (GDP) in volume terms is estimated to have increased by 0.1% in Quarter 1 (January to March) 2018, compared with 0.4% in Quarter 4 (October to December) 2017. UK GDP growth was the slowest since Quarter 4 in 2012 with construction being the largest downward pull on GDP. Production increased by 0.7%, with manufacturing growth slowing to 0.2%; slowing manufacturing was partially offset by an increase in energy production due to below average temperatures. The service industries were the largest contributor to GDP growth, increasing by 0.3% in Quarter 1 (January to March) 2018, although the longer-term trend continues to show a weakening in service growth. Agriculture also affected GDP, which was down 1.4% on the previous quarter. Whilst some impacts on GDP from the snow in the first quarter of 2018 have been recorded for construction and retail sales, the effects were generally small, with very little impact observed in other areas of the economy (ONS, 2018).
- 3.18 **Housing:** The latest housing data indicates that the housing sector has seen reasonably steady growth in the year to February 2018. ONS figures show that average UK house prices increased by 4.2% in the year to March 2018, Unchanged from February 2018. The annual growth rate has slowed since mid-2016 but has remained under 5%, with the exception of October 2017,

throughout 2017 and into 2018. Average house prices in the UK decreased by 0.2% on the month. Overall, this is a small improvement on the performance of the preceding year. House price growth has continued to rise however there has been a marked slow-down in Quarter 1 (January to March) 2018. The average UK house price as of March 2018 was £224,000; this is £8,000 higher than March 2017 and £500 lower than February 2018. The price paid by first-time buyers was 4.0% higher on average than February 2017 at £189,574. For owner-occupiers (existing owners), prices increased by 4.6% for the same period to an average of £260,975. The data indicates that whilst the housing market has improved overall, there has been a general slow-down since mid-2016. Despite this, there is still continued growth throughout the UK to varying degrees (ONS, 2018).

3.19 The main contribution to the increase in UK house prices came from England, where house prices increased by 4.0% over the year to March 2018, with the average price in England now £241,000. Wales saw house prices increase by 3.5% over the last 12 months to stand at £153,000. In Scotland, the average price increased by 6.7% to stand at £146,000. The average price in Northern Ireland currently stands at £130,000, an increase of 4.2% over the year to Quarter 1 (January to March) 2018 (ONS, 2018).

3.20 **Employment:** Estimates from the Labour Force Survey show that, between October to December 2017 and January to March 2018, the number of people in work increased, the number of unemployed people decreased and the number of people aged from 16 to 64 years not working and not seeking or available to work (economically inactive) also decreased. Between January and March 2017 there were 32.34 million people in work, 197,000 more than for October to December 2017 and 396,000 more than for a year earlier. The employment rate (the proportion of people aged from 16 to 64 years who were in work) was 75.6%, higher than for a year earlier (74.8%) and the highest since comparable records began in 1971. There were 1.42 million unemployed people (people not in work but seeking and available to work), 46,000 fewer than for October to December 2017 and 116,000 fewer than for a year earlier. The unemployment rate (the proportion of people in work plus unemployed people, who were unemployed) was 4.2%, down from 4.6% for a year earlier and the joint lowest since 1975. There were 8.66 million people aged from 16 to 64 years who were economically inactive (not working and not seeking or available to work), 115,000 fewer than for October to December 2017 and 171,000 fewer than for a year earlier. The inactivity rate (the proportion of people aged from 16 to 64 years who were economically inactive) was 21.0%, lower than for a year earlier (21.5%) and the lowest since comparable records began in 1971. Latest figures highlight that average weekly earnings for employees in Great Britain in nominal terms (that is, not adjusted for price inflation) increased by 2.9% excluding bonuses, and by 2.6% including bonuses, compared with a year earlier. Latest estimates show that average weekly earnings for employees in Great Britain in real terms (that is, adjusted for price inflation) increased by 0.4% excluding bonuses, but were unchanged including bonuses, compared with a year earlier.

3.21 Taking the 8.66 million people aged 16-64 years who were economically inactive for January to March 2018, the two largest categories were students (26.7% of the total) and people looking after the family home (23.6%). 2.31 million people were not looking for work because they were studying, 11,000 more than a year earlier. There were 2.05 million people not looking for work because they were looking after the family or home, 162,000 less than a year earlier and the lowest since comparable records began in 1993. The third and fourth largest categories were long-term sickness (22.8%) and retired (13.4%). There were 1.97 million people not looking for work due to long-term sickness, 12,000 fewer than for a year earlier. There were also 1.16 million people who were not looking for work because they had retired, 14,000 fewer than for a year earlier (ONS, 2018). The data highlights how the economy has continued to improve, albeit slowly and steadily.

Wales

3.22 **Housing:** During 2017-2018 a total of 6,037 new dwellings were started in Wales. This is 834 dwellings less than were started in the year 2016-2017 (6,871), representing a 12.13% decrease compared with last year. Welsh Government statistics on dwelling completions for 2017-2018 show that 6,663 dwellings were complete during this period. This represents a 2.48% decrease from the previous year (6,833) but shows that although Wales has not yet reached pre-recession highs, there are positive increments year on year illustrating economic recovery. The majority of new dwellings completed were 3 bedroom properties accounting for 2,457 of total completions; 4+ bedrooms totalled 1,556; 2 bedrooms totalled 1,880 and 1 bedroom 770 (Statswales).

3.23 **Employment:** Key economic statistics for Wales released in May 2018 by the Welsh Government show that the employment rate in Wales, as estimated by the Labour Force Survey, was 73.4% of those aged 16-64 from January to March 2018, down from 73.7% a year earlier but up 0.9% from 2015-2016. The UK rate for the same period was 75.6%, up 0.8% from a year prior (74.8%).

3.24 The unemployment rate in Wales was 4.4% of the economically active population during January to March 2018. This is 0.6% down on the quarter and 0.3% down on a year earlier (using unrounded data). The UK rate for the same period was 4.2%, which is 0.2% down on the quarter, and 0.4% down from a year earlier (age 16-64). This shows how Wales is coming into line with the general trend witnessed throughout the UK as a whole.

3.25 The economic inactivity rate in Wales was 23.0%; this is 0.4% down on the quarter and 0.6% up on the year. The UK economic inactivity rate was 21.0% this was 0.3% down on the quarter and 0.5% down on the year. This highlights that the UK-wide trends are being reflected in Wales.

3.26 There were 388,900 people employed in the public sector in Wales as of December 2017, this is 27.4% of the total in employment. This compares with 6,810,200 in the public sector UK-wide, equating to 21.4% of the total in

employment (Statswales). The ONS however reports 5.35 million in public sector employment for December 2017, 132,000 fewer than for September 2017 and 100,000 fewer compared with December 2016.

- 3.27 The economy has continued to show very small signs of improvement throughout 2017-2018, although growth has been the slowest recorded since Quarter 4 in 2012. That being said, poor growth shown in Quarter 4 (January to March 2018) along with a significant slowdown since mid-2016 has seen the annual growth rate remain under 5%. Therefore whilst there has been growth in the economy, reflected in the fall in unemployment, increased house prices across the UK and a further increase in housing build rates; in line with the retail sales index (January to March 2018) the economy is expected to slow further going forward. This in conjunction with the decision to leave the European Union could see stagnation or even decline in a number of the aforementioned sectors such as production, construction and agriculture. It could therefore prove difficult over the next few years to encourage development in line with the LDP. That being said, the Council will continue to pursue innovative solutions in the hope of overcoming whatever economic conditions lay ahead.

The Regional Context

City Deal

- 3.28 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.
- 3.29 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.
- 3.30 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:

- 3.31 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.
- 3.32 Following the call for evidence between December 2016 and March 2017 the information has been analysed and a consultation on the Issues, Options and Preferred Option commenced on the 30th April 2018. The consultation concluded on the 23rd July 2018. The NDF will: set out where nationally important growth and infrastructure is needed and how the planning system – nationally, regionally and locally – can deliver; provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance; sit alongside Planning Policy Wales, which sets out the Welsh Government's planning policies and will continue to provide the context for land use planning; support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system; and be reviewed every five years.

Strategic Development Plan:

- 3.33 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 10 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. The South East Wales Authorities have also advanced on a process of identifying a standard evidence base collection process for the region.

Other South East Wales Local Authorities LDPs

- 3.34 **Cardiff:** Cardiff's Local Development Plan was adopted on the 28th January 2016. There are three green-field Strategic Sites within the Cardiff LDP that could potentially have a significant impact upon RCT, although the effects were

discussed in policy terms during the ‘matters arising changes’. The policies’ success will however be contingent upon the cooperation and agreement of both authorities particularly at the planning applications stage. The policy changes state that provisions for new homes and local employment opportunities in these areas will be delivered using a phased approach, and will include the bus-based rapid transit corridors through the sites; off-site infrastructure; extensions of the bus network with increased frequency and reliability; a strategic park and ride facility north of Junction 33 of the M4; and improved linkages with Rhondda Cynon Taf.

- 3.35 **Merthyr Tydfil:** A full review of the adopted Local Development Plan commenced in May 2015 culminating in the production of a Review Report. Full Council approved the Review Report on the 20th April 2016, which recommends the preparation of a replacement LDP. The Delivery Agreement (DA) for the first replacement Merthyr Tydfil Local Development Plan 2016-2031 was approved by full Council on the 13th July 2016 and agreed by the Welsh Government on the 10th August 2016. Merthyr Tydfil Council then went to Pre-deposit (Preferred Strategy) Consultation from the 14th July 2017 to the 06th October 2017. The Council is now considering the consultation responses and will provide an updated LDP Consultation Report prior to the Replacement Deposit Plan public consultation scheduled to take place in June/July 2018. Additionally, during 2016 Merthyr Tydfil Council invited the submission of Candidate Sites for inclusion within the Plan; receiving 103. Comments were invited on the Candidate Site Register and sites SA up until the 24th November 2017.
- 3.36 **Monmouthshire:** A full review of the Monmouthshire LDP commenced in 2017 with the publication of the Draft Review Report. This report was subject to consultation for an eight-week period between the 11th December 2017 and the 05th February 2018. All responses received were considered and incorporated into the final Review Report, as appropriate. The Review Report concluded that based on the evidence, a full revision procedure should be commenced on an individual basis and cover the period 2018-2033. The Council will now prepare a Delivery Agreement, which will include a timetable for Plan preparation and a community involvement scheme. The Delivery Agreement went to Council on the 10th May 2018 and will now go to the Welsh Government for approval.
- 3.37 **Bridgend:** A statutory review of the Bridgend Local Development Plan commenced in 2017, the first stage being the publication of the Draft Review Report which was subject to a four week stakeholder consultation period from the 30th April until the 25th May 2018. The report provides an overview of the issues that have been considered as part of the LDP review process and subsequently identifies the potential changes that are likely to be needed to any revised plan. It also sets out the potential options for revising the Local Development Plan.
- 3.38 **Torfaen:** Torfaen Council commenced a statutory review of their Local Development Plan in 2017. The Draft Review Report was published in April 2018 following six weeks of consultation running from the 31st January to the 14th March 2018. At its meeting on the 17th April 2018, Torfaen County Borough

Council approved the commencement of a full revision to its Local Development Plan, which will result in a new LDP for Torfaen for the period up to 2033. At the same meeting, the Council endorsed the Review Report for publication and the Draft Delivery Agreement for stakeholder consultation. The delivery agreement went out to consultation, which concluded on the 16th May 2018 with over 100 stakeholders involved. The Delivery Agreement sets out the timetable for plan preparation and a community involvement scheme which clarifies how and when stakeholders and the community can contribute to the preparation of the revised LDP.

- 3.39 **Blaenau Gwent:** Blaenau Gwent triggered a review of their LDP in November 2016. Targeted engagement with key stakeholders was undertaken, including both internal engagement with a range of local organisations, statutory consultees and other organisations. This involved both formal consultation on a discussion paper and the holding of a stakeholder workshop. The Review Report, published in September 2017 was based upon the findings of published Annual Monitoring Reports, significant contextual changes and updates to the evidence base. The Review Report identifies a need to revise the LDP following the full revisions process and will involve the reconsideration of the strategy and an extension of the plan period. The Council are presently drawing up a Delivery Agreement, which will set out how the Plan is to be prepared and will include a community involvement scheme and timetable for the plan preparation and adoption.

The Local Development Context

- 3.40 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

- 3.41 The following document has been added to the policy framework in 2017-2018:

Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance

- 3.42 The Council adopted the HMO SPG in May 2018 following a period of consultation commencing on the 25th January and concluding on the 23rd March 2018. The HMO SPG was deemed necessary as these types of properties are heavily clustered around the University of South Wales campus in Treforest. There has been an increasing concern raised by the local community that the concentration of HMOs has reached a level that is having a significant, detrimental impact upon community cohesion. The SPG has a dual purpose in that it is firstly meant to help identify when it is deemed that the concentration of HMOs in an area has reached a level considered to adversely impact upon the

community; and secondly to provide guidance on the standards of HMOs and how they should be developed.

- 3.43 The HMO SPG aims to support the Council's Corporate Plan in relation to People, Place and Economy, by ensuring that established communities are not displaced and cohesion not undermined by emerging concentrations of housing for short-term residents. The document will also help the Council to ensure that communities can sustain their facilities and amenities, and can retain their vibrancy by preventing large clusters of HMOs. Additionally, as the SPG is designed to avoid the negative effects of concentrations of HMOs, it will also contribute to the well-being objectives established as a direct result of the Well-being of Future Generations (Wales) Act (2015).
- 3.44 The following documents have been added to the LDP evidence base in 2017-2018:

Rhondda Cynon Taf Joint Housing Land Availability Study 2018, published July 2018

- 3.45 The Joint Housing Land Availability Studies (JHLAS) provide 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 1.4 year supply on the 1st April 2018, a 1.3 year supply on the 1st April 2017, a 1.5 year supply on the 1st April 2016 and a 2.4 year supply on the 1st April 2015. The supply has fallen 1 year since the 2015 study. The Council has outlined a number of actions intended to ameliorate the situation in the JHLA Study Report. The shortfall is recognised as an important factor to be taken into account during any LDP revisions process.

The Employment Land Availability Schedule, 2018

- 3.46 The Employment Land Availability Schedule 2018 outlines the present situation with regard to employment land in Rhondda Cynon Taf. The findings of the study show that Rhondda Cynon Taf has 729.40 hectares of employment land within the County Borough; this comprises of allocations, existing sites and vacant/redundant sites that were last used for employment operations. 156.12 hectares of land remains available for development (immediate to long-term) with 98.69 hectares of this immediately available for employment purposes. 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

- 3.47 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.

- 3.48 The Joint Housing Land Availability Study (JHLAS) (2018) indicates that the Council, based on the residual method, has a 1.4 year housing land supply on the 1st April 2018, which is a reduction of 1 year since the 2015 study. The JHLAS (2017) indicated that there was a 1.3 year housing land supply on the 1st April 2017, which was a 1.1 year reduction since the 2015 study. Nevertheless, the total number of housing completions in RCT for 2017-2018 is 552 dwellings with 198 being affordable dwellings. The completion figure for 2017-2018 is less than the previous year's high of 716 dwellings (2016-2017) During the year, a further 1,153 houses were permitted across the County Borough, contributing to an overall total of 8,742 units since the adoption of the Plan.
- 3.49 During 2017-2018, 11,453.7 square metres of major retail, office and leisure development was permitted within the Borough. This included 8,488m² of B1 office space and 1,038m² of D2 leisure floor space at the former Taff Vale Precinct site in the Principal Town of Pontypridd; 169.7m² of A1 retail floorspace at the former Boot Hotel in the Principal Town of Aberdare and a small retail supermarket comprising 1,758m², just outside the retail area in Porth. Of this total, 9,695.7m² has been permitted in town centre locations in Rhondda Cynon Taf in 2017-2018, this equates to 84.65% of all major retail, office and leisure development. Additionally, 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. The Council also approved three applications for wind turbines with a total generation capacity of 9MW.
- 3.50 The impact of the global economic recession on the economy of Rhondda Cynon Taf has had a significant impact on the delivery of the LDP in the immediate years after its adoption in 2011. Whilst the economy is showing signs of steady improvement and despite evidence that both the housing and commercial markets in the County Borough are experiencing growth the economic difficulties at the start of the plan period has inevitably had an adverse impact on the delivery of some elements of the LDP. The June 2016 decision to exit the European Union and the subsequent uncertainty surrounding exit negotiations also has the potential to reverse this growth trend, however the scale of these consequences are currently unknown.

Our Cwm Taf - The Draft Cwm Taf Well-Being Plan 2018-2023

- 3.51 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.

3.52 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.

Public and Private Sector Funding and Investment

Vibrant & Viable Places Programme

3.53 Rhondda Cynon Taf received grant approval of £6.678 million from Welsh Government's Vibrant and Viable Places Regeneration Framework towards a programme of regeneration activity in the settlement area of Pontypridd.

3.54 The programme consists of the following initiatives:-

- **Creating Homes above Retail Premises** is renovating vacant space above retail premises in Pontypridd Town Centre.
- **Homestep Plus** is purchasing and renovating properties targeted at first time buyers through a low cost home ownership/shared equity scheme.
- **Heat & Save Ponty** is providing energy efficiency measures in over 300 homes.
- **Regenerating Lady Windsor Colliery Site** is preparing baseline information to support the future development of the site for new housing.
- **Pontypridd Hub** is developing a major redesign of the YMCA building to create a multipurpose facility creating new and improved facilities including workspace for social enterprise and business, a fitness suite, a café and a suite of dedicated arts facilities.
- **Pontypridd Townscape Enhancement Programme+** is renovating and improving commercial buildings in the town centre.
- **Regeneration of Taff Vale Site** is unlocking the potential of the site and presents a major opportunity for a mixed-use development at the heart of Pontypridd town centre.

3.55 Welsh Government funding for the Programme ceased in March 2017. However, component projects continue to deliver into 2017/18.

- 3.56 Further projects being developed in anticipation of a future Welsh Government regeneration funding programme.

Other Projects

- 3.57 **Business Improvement District** – Businesses in Pontypridd voted to establish a BID for the town. Your Pontypridd was officially established in May 2016 and a number of initiatives are being implemented to improve the local trading environment.

4 LOCAL DEVELOPMENT PLAN MONITORING

- 4.1 The 2018 AMR is the seventh 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. Seven years can begin to provide a long-term picture of the success of the development plan process in Rhondda Cynon Taf. This seventh AMR allows for the identification of emerging 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 2017-2018. 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.	The Joint Housing Land Availability Study (JHLAS) (2018) indicated that Rhondda Cynon Taf had a 1.4 years housing land supply (1 st April), compared to the requirement for a 5 year supply. The JHLAS (2017) indicated that RCT had a 1.3 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> 2017-2018 - 552 2016-2017 - 716 2015-2016 - 569 2014-2015 - 553 2013-2014 - 534 2012-2013 - 414 2011-2012 - 357 2010-2011 - 462
		<p>Affordable housing completions (excluding market)</p> 2017-2018 – 198 2016-2017 – 248 2015-2016 - 98 2014-2015 - 114 2013-2014 - 75 2012-2013 – 77 2011-2012 – 39 2010-2011 – 7

		<p>Market housing completions (excluding affordable)</p> <p>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 was 98 hectares. Work is continuing on the development of 4.17ha site at Hirwaun Industrial Estate (NSA 14.2 – North of 5 th Avenue, Hirwaun). During 2017-2018, no further development was taking place on the remaining allocated sites.																																				
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).	<p>All developments permitted on all allocated sites in 2017-2018 (of a total of 841 hectares):</p> <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>Totals to date</td> <td>291.72ha</td> <td>34.77%</td> </tr> </tbody> </table> <p>All residential development permitted on residential, allocated sites in 2017-2018 (total of 386 hectares of residential allocations and approximately 9,200 units):</p> <table border="1"> <thead> <tr> <th></th> <th>Size (ha)/Units</th> <th>% Allocated Land/ % Allocated Units</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></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%	Totals to date	291.72ha	34.77%		Size (ha)/Units	% Allocated Land/ % Allocated Units			
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		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%
		Totals to date	213.4 / 4,791	55.3% / 52.03%
		<p>The 24.3 hectares permitted on allocated sites during 2017-2018 is 45% of the overall total of 54.0 hectares of development permitted during the year.</p> <p>The 570 dwellings permitted on allocated sites during 2017-2018 equates to 49.44% of the overall total of 1,153 dwellings permitted during the year.</p>		
CI 5	Average density of housing development permitted on allocated development plan sites.	The average density of housing development permitted on allocated sites during 2017-2018 was 24.2 dph		
CI 6	Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum.	During 2017-2018, 46.44%, or 24.97 hectares of a total of 54.0 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	During 2017-2018, 11,453.7m ² of major retail, office and leisure development was permitted within the Borough. This included 8,488m ² of B1 office space and 1,038m ² of D2 leisure floor space at the former Taff Vale Precinct site in the Principal Town of Pontypridd; 169.7m ² of A1 retail floorspace at the		

	development permitted. (Amended indicator as agreed).	former Boot Hotel in the Principal Town of Aberdare and a small retail supermarket comprising 1,758m ² , just outside the retail area in Porth. Of this total, 9,695.7m ² has been permitted in town centre locations in Rhondda Cynon Taf in 2017-2018, this equates to 84.65% of all major retail, office and leisure development.
CI 8	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2i-v).	There was no highly vulnerable development permitted in a C1 or C2 flood risk zone that did not meet all TAN 15 tests during 2017-2018.
CI 9	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	During 2017-2018, planning permission was granted for the development of 9.29 hectares of greenfield land, which is not allocated in the LDP.
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.	During 2017-2018, no further waste management capacity was permitted.
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 2017-2018.
CI 12	The capacity of	No further renewable energy developments were

Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum.	installed within the Strategic Search Area F boundary during 2017-2018. The Council did however approve three applications for wind turbines outside SSA F with a total generation capacity of 9MW.
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Local Output Indicators		Monitoring Results
LI 1	Number of dwellings permitted annually outside the defined settlement boundaries.	15 dwellings were permitted outside the defined settlement boundary in 2017-2018. 6 of these dwellings were immediately adjacent to the defined settlement boundary in accordance with policy NSA 12. Another 3 of these were for rural enterprise dwellings. 1 was a renewal of a previous permission.
LI 2	Number of affordable dwellings provided annually on rural exception sites throughout Rhondda Cynon Taf.	During 2017-2018 there were no affordable dwellings provided on rural exception sites.
LI 3	Average house price in Rhondda Cynon Taf per annum.	The average actual house sales price in the County Borough during 2017-2018 was £124,346; this is similar to the previous year and 3% up on the 2015-2016 level of £120,645 (Rightmove, 2018). The average price of a terraced dwelling in Rhondda Cynon Taf was £84,502; a semi-detached dwelling was £140,649 and detached housing averaged £233,489. The most expensive area of the Borough was Groesfaen at an average of £424,000 and the least was Tylorstown at £51,589.
LI 4	Amount of affordable housing provided by Social Housing Grant per annum.	Social Housing Grant funded 69 affordable houses during 2016-2017.
LI 5	% of employment land lost to alternative uses per annum	No employment land was lost to alternative uses during 2017-2018.

LI 6	Total convenience/ comparison retail floorspace developed per annum.	A total of 1,787.84m ² was developed in 2017-2018 for convenience/comparison retail floorspace. This comprised 1,305m ² for a local supermarket in Cwmbach, 389.07m ² of convenience retail floorspace in Ton Pentre and a small convenience store in the village of Llwydcoed.
LI 7	Annual vacancy rates for each Principal Town and Key Settlement.	<p>The Town Centre Retail Survey of October 2017 indicated annual vacancy rates for each of the Principal Towns and Key Settlements during 2017-2018 as follows:</p> <p>Aberdare 14.09%</p> <p>Pontypridd 7.31%</p> <p>Llantrisant / Talbot Green 5.3%</p> <p>Ferndale 13.04%</p> <p>Hirwaun 21.73%</p> <p>Llanharan 0%</p> <p>Mountain Ash 11.70%</p> <p>Porth 11.57%</p> <p>Tonypandy 16.44%</p> <p>Tonyrefail 18.51%</p> <p>Treorchy 7.37%</p> <p>The overall vacancy rate for these centres combined during 2017-2018 was 11.55%; for 2016-2017, this was 12.5%, 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 during 2017-2018 for non-retail uses in primary shopping frontages.
LI 9	Number of highway, roads, public transport and walking and cycling schemes implemented per annum.	A section of the cycle route between Gelli Industrial Estate and Rhondda Sports Centre was implemented in 2017-2018, funded by the Safe Route in Communities initiative. Work also commenced on the Mountain Ash Southern Cross Valley link with construction of the main bridge expected to commence in the summer of 2018.
LI 10	Proportion of new	All except two, or 99.82% of the 1,153 new houses

	housing, employment and retail development accessible by a range of transport modes per annum.	<p>permitted during 2017-2018 are accessible and within 400 metres of at least one or more transport mode. The two permissions that were not within the 400 metres are for a rural enterprise dwellings.</p> <p>All new employment permissions are accessible and within 400 metres of one or more transport mode.</p> <p>All new retail permissions granted during 2017-2018 are accessible and within 400 metres of one or more transport mode.</p>
LI 11	The number of SINC affected by development and the number of mitigation schemes secured annually (amended indicator as agreed).	During 2017-2018, two SINC sites were affected by development. An application for a cycle track secured a mitigation scheme via conditions and a long-term woodland management plan was secured through a S.106 agreement for a small supermarket proposal.
LI 12	Annual recycling / reuse/composting rates.	<p>The recycling/reuse/composting rates for 2016-2017 were as follows:</p> <p>Recycled – 45.99%; Reused – 0.79%; Composted – 14.53%; Energy Recovery – 45.98%; and Landfilled – 1.76%.</p>
LI 13	Amount of mineral deposits sterilised by new development annually.	<p>The amount of mineral deposits potentially sterilised by new development during 2017-2018 was as follows:</p> <ul style="list-style-type: none"> • Sandstone 0.56 hectares • Sand and Gravel 0 hectares • Limestone 0 hectares • Coal 2.27 hectares <p>In accordance with the Mineral chapter of Planning Policy Wales 9, 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</p>

		deposit affected.
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 Robertstown/Abernant, Land South of Hirwaun, Fernhill Colliery Site, Llanilid, Mwyndy/Talbot Green and the Former Cwm Colliery and Coking Works during 2017-2018.
LI 15	Planning permission granted for Strategic Sites.	In 2017-2018, permission was granted for 460 dwellings at Cefn yr Hendy on the Mwyndy/Talbot Green Strategic Site.
LI 16	Annual rate of residential and/or commercial development on Strategic Sites.	During 2017-2018, 29 dwellings were erected on St. Ilid's Meadow, Llanilid which forms a part of the Strategic Site. Prior to 2017-2018 296 dwellings had been erected on Strategic Sites.
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 2017-2018, 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:																																					
<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 2017-2018, showing previous years completions for comparative purposes (CI 2);</p> <table border="1"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <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> <tr> <td>2014-2015</td> <td>157</td> <td>20</td> <td>177</td> </tr> <tr> <td>2013-2014</td> <td>153</td> <td>23</td> <td>176</td> </tr> <tr> <td>2012-2013</td> <td>94</td> <td>52</td> <td>146</td> </tr> <tr> <td>2011-2012</td> <td>130</td> <td>26</td> <td>156</td> </tr> <tr> <td>2010-2011</td> <td>160</td> <td>21</td> <td>181</td> </tr> </tbody> </table> <p>Taking these and previous completions into consideration, an overall total of 2,099 new dwellings have been built in the NSA since the start of the plan period in 2006.</p> <p>During 2017-2018, the Council approved 536 houses in the Northern Strategy Area. Since the adoption of the plan in 2011, 2,572 houses have been given planning permission in the NSA.</p> <p>No dwellings were granted permission on allocated sites within the Northern Strategy Area during 2017-2018 (CI 5).</p>			General Market	Affordable	Total	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
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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).

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 2017-2018, 46.44%, or 24.97 hectares of a total of 54.0 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 2017-2018, (totalling 23.35 hectares), 17.57 hectares or 75.24% of permissions were on previously developed land. A further 1.67 hectares or 7.15% of permissions were on or within existing premises. 4.1 hectares or 17.5% of the permissions were on greenfield land and 0.04 hectares or 0.17% of all development in the NSA was on open space.

During 2017-2018, no highly vulnerable development was permitted in a C1 or C2 flood-risk zones that did not meet all TAN 15 tests (CI 8).

No further renewable energy permissions were installed within the Strategic Search Area F boundary during 2017-2018.

During 2017-2018, one SINC site was affected by development in the NSA. An application for a supermarket on the outskirts of Porth town centre has secured a mitigation scheme through a long-term woodland management plan (LI 11).

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.

Development of the considerable Coleg y Cymoedd campus, to replace the existing Aberdare campus in Trecynon, is now complete and operational on the employment element of the Strategic Site at Robertstown.

Additionally, 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.

Further, the opencast extraction operations have ceased on the employment element of the Hirwaun Strategic Site. Ongoing backfilling of the mine has taken place and it is anticipated that the development of plateaux for future commercial development will be in place by the end of the year.

The NSA has witnessed permission for 5,948m² of industrial floor space in 2017-2018. This includes 517m² of B1 space at Hirwaun (300m²) and Penygraig (217m²); 3,150m² of B2 space on Hirwaun Industrial Estate for an egg packing plant; 952m² for 7 B1/B2/B8 starter units on Pontcynon Industrial Estate and 1,329m² of mixed B1/B2/B8 across three units on Gelli Industrial Estate, Rhondda. This equates to a total of 1.84 hectares granted planning permission for employment in the NSA during 2017-2018. Whilst not granted on allocations, the permissions are testament to the recovering economy, and the willingness of companies to invest in Rhondda Cynon Taf. They also contribute towards the Council's employment land bank.

Additionally, 3,402.4m² of retail floorspace permissions have been granted in the NSA in 2017-2018. This comprises of 169.7m² of A1 and 169.7m² of A3 at the former Black Lion, Aberdare; 1,305m² of Class A1 for a small Co-operative store at Canal Road, Cwmbach; and 1,758m² of Class A1 for an Aldi store on the former Remploy site just outside the town centre of Porth. This equates to a total of 1.45 hectares granted planning permission for retail development in the NSA during 2017-2018.

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 has received planning permission for an east-west highway and bridge link via an upgraded junction on the A4059. Construction commenced in the summer of 2017 with the main bridge commencing in the summer of 2018. The Mountain Ash Northern Cross Valley Link was reviewed and considered as part of the development of the southern link, although 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 within the SE Wales Valleys LTP. Additional spaces have also recently been created at the park and ride in Abercynon, 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.

It is also worthy of note that the Welsh Government has recently undertaken a consultation exercise with the Council on the alignment of the A465 dualling, which should progress over coming years.

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

During 2017-2018, the LDP and Development Management process has been successful in guiding development to sustainable locations. 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 and all new retail permitted (23 of 23) 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 2017-2018 (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 Strategic Site and its relationship with the renewable

energy sector in the area, and in particular the 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, 18 allocations have either been implemented, subject to planning consent or part of the allocation has been permitted. This equates to **40%** 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 is a continued delivery of new houses in the NSA, both market and affordable, with 2,099 dwelling built here since the start of the plan period in 2006 and 128 during 2017-2018. A total of 2,572 dwellings have been approved since the adoption of the plan in 2011, with 536 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 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 is to continue in 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 will 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 within the Northern Strategy Area, the Council has granted permission for a number of significant windfall sites in 2017-2018. 110 houses were

granted permission at Cwm Cynon North and the developers are already on site; a further 110 houses were permitted at the former Aberdare College site, Trecynon; 40 extra care dwellings were given permission in Aberaman; 33 dwellings were approved at both Darren Road, Mountain Ash and Delwen Terrace, Treorchy; and 30 dwellings were permitted with construction underway at Heol Ty, Aberaman. It should further be noted that the 98 dwellings granted permission on the former Aberdare High School site in 2016-2017 are presently under construction. These 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 housebuilders, social rented landlords along with the Council discuss their experiences in delivering houses, the barriers to this and possible solutions.

In July 2015, Cabinet agreed a project entitled 'Strategy for Enabling Housing Development' which set out the details of this, which involves the disposal of Council owned land for local housing development. A pilot area in the Rhondda Fach was chosen because it was considered that the initiative could play a role in rectifying market weaknesses in that area. Stimulating development in this way would also assist in delivering new housing provision, bring about regeneration and assist the local economy by enabling economic activity. Further housing investment sites were considered in the Northern Cynon Valley.

Another outcome of this is the progression of a pilot self-build scheme, where some of the smaller Council owned sites have been identified for their suitability to accommodate self build housing plots. These should soon come forward to the market, alongside valuations of the sites considering any site issues and preparatory costs and options for standard design of houses to further ease the planning process.

During 2016-2017, the Council commissioned the company GVA Billfinger to undertake comprehensive valuation appraisals of some of these sites along with all undeveloped housing allocations in the LDP. This was to better understand the sites and to subsequently help enable their development. During 2017-18, the Council further agreed a Facilitating Housing programme, to allow the loan or grant of funds to help facilitate the delivery of these undeveloped LDP allocations. Further detailed analysis of the sites was undertaken, partly developed on the GVA valuation assessments, but also evaluating them against necessary strategic criteria; to identify the most suitable sites for development and funding. Owners and agents for the shortlist of sites were duly contacted through the spring of 2018, with meetings undertaken on many. This has raised interest and progressed several sites forward, whilst an application has recently been received on one.

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 2017-2018, showing previous years completions for comparative purposes;</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <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 3,814 new dwellings have been built in the SSA since the start of the plan period in 2006 (CI 2).</p> <p>During 2017-2018, the Council approved 617 new houses in the Southern Strategy Area. Since the adoption of the plan in 2011, 6,106 houses have been given planning permission in the SSA.</p>					General Market	Affordable	Total	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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The average density of dwellings given permission on allocated sites in the SSA during 2017-2018 was **24.2dph**, which sits below the expected level stated in policy SSA 11 (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 2017-2018, 46.44%, or 24.97 hectares of a total of 54.0 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 2017-2018 (totalling 30.72 hectares), 3.45 hectares or 11.23% of permissions were on previously developed land. A further 2.28 hectares or 7.42% of permissions were on or within existing premises (CI 6). 23.09 hectares or 75.16% of permissions were on greenfield land (CI 9) and 1.9 hectares

or 6.18% of permissions were on open space.

During 2017-2018, no highly vulnerable development was permitted in C1 or C2 flood-risk zones that did not meet all TAN 15 tests (CI 8).

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 2017-2018, one SINC site was affected by development in the SSA. An application for a cycle track at the Mountain Ranch Cycle Centre secured a mitigation scheme via conditions.

Economic Activity

During 2017-2018, the Council granted permission for 13,116.9m² of industrial space within the SSA. This included 8,488m² of B1 office space as part of the former Taff Vale Precinct redevelopment; 359m² of B1 office space for a new Innovation Centre at Ely Valley Business Park; 121m² extension for B1 office space at Llantrisant Business Park; a 25m² agricultural office at Pontyclun; 248m² of B1 office space at Magden Park; a 720m² B2 workshop in Rhydyfelin; and 3,155.9m² of B8 storage space located at Tonyrefail, Pentrebach Road, Pontypridd and Coedcae Land Industrial Estate.

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

Overall, the total amount of employment land granted planning permission during 2017-2018 for employment purposes equates to 2.46 hectares.

Whilst not granted on allocations, the permissions are testament to the recovering economy and the willingness of companies to invest in Rhondda Cynon Taf, as well as making a further contribution to the Council's employment land bank.

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. A new business park has been created along with the renovation of the older factory, and about half of the newly configured units there are 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.

Development of the infrastructure is well advanced to accommodate the retail permissions at the Mwyndy Strategic Site. The development of the retail allocation in Pontypridd, SSA 15.1 has long since been developed.

There have also been a number of retail permissions granted in the SSA throughout 2017-2018. Most notably, permission has been granted for 312m² of Class A2/A3 on Magden Park, Llantrisant and 568m² of Class A3 has been permitted as part of the former Taff Vale Precinct site redevelopment. This equates to a total of 1.0 hectare of land granted planning

permission for retail in the Southern Strategy Area during 2017-2018.

Further, an application has been submitted for 14,884m² of gross B1 office space on Treforest Industrial Estate. The building, which will extend over five floors, will be the Headquarters of the Department for Work and Pensions and will bring up to 1,550 jobs to the site.

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. 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 has secured planning permission. Funding has been allocated to progress the design of the final section of the route from the western end towards Cross Inn.
- SSA 18.2 – Talbot Green Bypass dualling – a long-term construction project has begun to further improve the Mwyndy Cross roundabout.

In the Southern Strategy Area, the A473 Llanharan Bypass is included within the SE Wales Valleys LTP and the WelTAG stage 1 report has been complete within 2017-2018. 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 2017-2018, the LDP and Development Management process has been successful in guiding development to sustainable locations. 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 and all new retail permitted (23 of 23) 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 2017-2018. The regeneration programme will result in an investment of £14m in commercial property and public realm improvements in the town centre (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 3,814 dwellings built since the start of the plan period and 424 during the 2017-2018 monitoring period. In total 6,106 houses have been permitted in the SSA since the adoption of the plan in 2011, with 617 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 figures above are very positive given the prolonged, challenging economic conditions.

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

During 2016-2017, the Council commissioned the company GVA Grimley to undertake comprehensive valuation appraisals of some of these sites along with all undeveloped housing allocations in the LDP. This was to better understand the sites and to subsequently help enable their development. During 2017-18, the Council further agreed a Facilitating Housing programme, to allow the loan or grant of funds to help facilitate the delivery of these undeveloped LDP allocations. Further detailed analysis of the sites was undertaken, partly developed on the GVA valuation assessments, but also evaluating them against necessary strategic criteria; to identify the most suitable sites for development and funding. Owners and agents for the shortlist of sites were duly contacted through the spring of 2018, with meetings undertaken on many. This has raised interest and progressed several sites forward, whilst an application has recently been received on one.

The Council is therefore confident that the monitoring target for CS 2 is 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:		
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.

As part of the previous wind farm proposal, considerable engineering works have been carried out to allow access to the wind farm, and in doing have significantly improved the access onto the Strategic Site and the area designated for a visitor centre. Section 106 planning obligations attached to the development will provide a significant contribution to the leisure elements of the Strategic Site.

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.

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.		
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 may be difficult to meet in the near future. Intervention will be considered as part of any review of the LDP.		

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 has been produced. The Coal Authority who own the other part of the site are currently undertaking some due diligence over the site investigation work</p> <p>Further land reclamation solutions would need to be implemented in order for the site to then come forward. The Council is confident that the site will see some delivery of the site, albeit in part.</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, following call-in of the planning application by Welsh Government and a public inquiry being held in November 2014.</p> <p>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.</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> <p>Significant park and ride facilities have also been developed on the site.</p> <p>The development and interest shown in the site is such that the Council is confident that there will be continued development on the site through until the end of the plan period, albeit elements of it will be beyond this time.</p>	

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:

There has been an approval of an outline application for 2,000m² of retail development within the local centre element of the site. It is anticipated that this will provide more certainty on the ability of other parts of the Strategic Site to come forward and act as a catalyst for regeneration.

Further detailed pre-application discussions have taken place concerning the residential and employment elements of the 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 actively progressing with the preparation for the dualling of the of the A465 Heads of the Valleys Road. It remains, however, that we consider that the residential element of the site can come forward in advance of the dualling of the A465.

The opencast extraction operations have ceased on the employment element of the Hirwaun Strategic Site. Ongoing backfilling of the hole has taken place and it is anticipated that the development of plateaux for future commercial development will be in place by the end of the year.

The Cardiff Capital Region 'City Deal' provides further investment opportunities for the Heads of the Valleys area, including transport schemes such as the electrification of the rail line from Cardiff to Aberdare as part of the South East Wales Metro. It is the intention of the Council that a scheme to then extend the passenger rail line from Aberdare to Hirwaun is continued to be promoted for its inclusion in this metro project.

Both of these schemes will support the development of the NSA 8 Strategic Site in conjunction with potential strategic employment sites, which could provide jobs and investment within the area. It is anticipated that Hirwaun will become a hub for the energy sector and that the development of infrastructure including the A465; Aberdare to Hirwaun bypass and transport interchange will facilitate significant development within and around this Key Settlement.

RCT has further identified the key Strategic Opportunity Areas in the North of the Cynon Valley, to maximise the benefit of economic regeneration and ensure RCT is successful in the global competition for investment. As previously discussed, 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. This multi-departmental approach to seek the development of this area, will undoubtedly see greater progress in the delivery of the site.

The Council is confident that the monitoring targets are partly being met, albeit development will continue beyond the end of the LDP plan date.

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 in how to unlock the development potential of the site, considering the considerable clearance and remediation costs associated with the site.</p> <p>The initial monitoring target has been met and the Council is confident that solutions can be found to bring the site forward for development; although it is recognised that the full delivery of the site will need to continue beyond the end of the plan date.</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, 10,000m ² of leisure floorspace, a primary school, library/community facility and area of informal	ADOPTION: Planning Permission B1 & Residential Development	
	2015: Submission of planning application and implementation of development	

recreation.	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. 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.</p> <p>It is anticipated 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.</p> <p>An outline application was also approved for 460 dwellings on the Cefn yr Hendy site, Mwyndy in 2017-2018. This significant progress of the site is likely to see a following reserved matters application.</p> <p>Certain elements of the initial monitoring target have been met and the Council is confident that the remaining elements of the site will come forward, although it is recognised that the full delivery of the site will need to continue beyond the end of the plan date.</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 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:

A section of the site has consent for 243 dwellings and is currently being developed. 221 dwellings are complete to date with 29 delivered during the 2017-2018 monitoring year.

The remainder of the site benefits from planning permission, which is subject to the CIL process. This is a comprehensive 'hybrid' planning application (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. A reserved matters application has been received subsequent to the 2017-2018 monitoring year and further progress will be reported upon in the 2018-2019 report. This includes the details for the first 220 dwellings, with a phasing masterplan for the remainder of the site.

RCT has further identified the key Strategic Opportunity Area, as discussed above around the wider Llanilid area, to maximise the benefit of economic regeneration and ensure RCT is successful in the global competition for investment.

RCT is taking an active approach to driving forward the 'Llanilid on the M4' Strategic Opportunity Area, for which it has established a Strategic Board, consisting of representatives of the LPAs that cover development consents for the land which accommodates the Strategic Site, along with Welsh Government and the principal land owners involved. This Board is in its infancy, but as a partnership it has been set up to advance the development of the site in such a way that has the best economic interests of the region at its core.

Certain elements of the initial monitoring target have been met, whilst the Council is confident that the remaining targets will be met in due course, although it is recognised that the full delivery of the site will need to continue beyond the end of the plan date.

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 current Joint Housing Land Availability Study (2018) indicates that Rhondda Cynon Taf has a 1.4 year housing land supply as of the 1st April 2018 up from a 1.3 year supply the previous year in 2017 (CI 1).</p> <p>Shown below are the dwelling completion figures for Rhondda Cynon Taf from 2010-2011 through to 2017-2018:</p> <table border="1" data-bbox="159 828 1197 1299"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2017-2018</td> <td>354</td> <td>198</td> <td>552</td> </tr> <tr> <td>2016-2017</td> <td>468</td> <td>248</td> <td>716</td> </tr> <tr> <td>2015-2016</td> <td>471</td> <td>98</td> <td>569</td> </tr> <tr> <td>2014-2015</td> <td>439</td> <td>114</td> <td>553</td> </tr> <tr> <td>2013-2014</td> <td>475</td> <td>59</td> <td>534</td> </tr> <tr> <td>2012-2013</td> <td>337</td> <td>77</td> <td>414</td> </tr> <tr> <td>2011-2012</td> <td>318</td> <td>39</td> <td>357</td> </tr> <tr> <td>2010-2011</td> <td>384</td> <td>78</td> <td>462</td> </tr> </tbody> </table>					General Market	Affordable	Total	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	384	78	462
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<p>Taking these and previous completions into consideration, an overall total of 5,913 new dwellings were built in Rhondda Cynon Taf since the start of the plan period in 2006 (CI 2).</p> <p>During 2017-2018, the Council approved 1,153 new houses in Rhondda Cynon Taf, this contributes to an overall total of 8,742 new dwellings permitted across the authority since the adoption of the plan in 2011. This equates to 1,248 units per year.</p> <p>The table below shows the 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.</p> <table border="1" data-bbox="367 1724 1181 1971"> <thead> <tr> <th></th> <th><i>Size (ha)/Units</i></th> <th><i>% Allocated Land/ % Allocated Units</i></th> </tr> </thead> <tbody> <tr> <td>Up to 2011</td> <td>30.76 / 589</td> <td>7.96% / 6.4%</td> </tr> <tr> <td>2011 - 2012</td> <td>10.98 / 244</td> <td>2.84% / 2.65%</td> </tr> </tbody> </table>					<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%																											
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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%
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.

The average density of housing permitted on allocated housing sites during the 2017-2018 AMR period was 24.2 dph. This is currently lower than the desired density of LDP policies NSA 10 and SSA 11 (CI 5).

The construction rate of 552 completions during 2017-2018 is less than the annual completion target set out in the LDP and represents a percentage decrease of 22.9% on the previous year's building activity (716 dwellings). It is however in line with completions witnessed in more recent years. This is the first instance where the number of completions has dipped since the lowest completion total in 2011-2012. The information laid out above is further evidence that there is a continued delivery of new houses in Rhondda Cynon Taf, both market and affordable, with 5,913 dwellings built since the start of the plan period.

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. Now that the level of house building activity has improved, it is becoming more important to reconsider the housing land requirement, as well as land supply issues.

The average house price in RCT (paid) in 2017-2018 was £124,346 this is reasonably similar to last year, is up 3% from 2015-2016 and is a percentage increase of 13.6% on the 2013-2014 monitoring period which quoted an average price of £109,470.

The result of the Joint Housing Land Availability Study (2018) illustrates an issue with short-term land availability, since it indicates that there is sufficient housing land to last for only 1.4 years (up from 1.3 in 2017 and reduced from 1.5 years in 2016 and 2.4 years in 2015), compared to the requirement for authorities to have a 5-year supply. The housing land supply is 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).

It is also increasingly clear that the LDP housing land requirement is unrealistically high. In common with other authorities in Wales with an adopted LDP, where the housing land requirement appears to be well above the construction industry's capacity to deliver, the residual method produces an annually increasing shortage, which despite the improved levels of house building activity, presents an increasingly unattainable target each year. This scenario will persist until such time as the plan period has been rolled forward, involving a revised housing requirement figure based on evidence of housing need derived from the latest available population and household projections, and a reassessment of the supply of sites for housing.

Rhondda Cynon Taf has undertaken 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 will be needed to meet projected housing need between 2011 and 2031 and therefore a much lower annual build rate of around 600 dwellings per year would need to be built from here on. This is also considering a high-level assumption. In this respect, recent house building figures in RCT are meeting this need.

It is nevertheless acknowledged that the target of delivery of 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. The target for 2015 was the completion of 8,631 units, whilst only 5,913 (albeit a significant number of new dwellings), have been completed during the plan period to date.

It is considered that significant permissions by the Council over the past years, totalling 8,678 since just 2011 gives considerable opportunity for housing development to continue to grow. It should however be recognised, as alluded to in earlier sections, 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, as discussed above in relation to CS1 and CS2.

To recap, this includes the unique Developer Forum, where private housebuilders, social rented landlords along with the Council meet together several times a year to discuss their experiences in delivering houses, the barriers to this and possible solutions.

In July 2015, Cabinet agreed a project entitled 'Strategy for Enabling Housing Development' which set out the details of this, which involves the disposal of Council

owned land for local housing development. Another outcome of this is the progression of a pilot self-build scheme, where some of the smaller Council owned sites have been identified for their suitability to accommodate self build housing plots. This project involves identifying suitable Council owned land that could be sold at affordable prices to individuals who wish to manage, design and build their own properties.

During 2016-2017, the Council commissioned the company GVA Grimley to undertake comprehensive valuation appraisals of some of these sites along with all undeveloped housing allocations in the LDP. This was to better understand the sites and to subsequently help enable their development. During 2017-18, the Council further agreed a Facilitating Housing programme, to allow the loan or grant of funds to help facilitate the delivery of these undeveloped LDP allocations. Further detailed analysis of the sites was undertaken, partly developed on the GVA valuation assessments, but also evaluating them against necessary strategic criteria; to identify the most suitable sites for development and funding. Owners and agents for the shortlist of sites were duly contacted through the spring of 2018, with meetings undertaken on many. This has raised interest and progressed several sites forward, whilst an application has recently been received on one.

Several meetings with landowners have also taken place recently in order to facilitate housing within the County Borough. An application has recently been submitted on housing allocation SSA 10.5, site of the former Hillside Club, Tonyrefail, with allocation NSA 9.17, site off Cemetery Road, Treorchy, presently on the market to house builders. Although not on an allocation, an application for housing development has also been submitted on the former Nidum factory site in Hirwaun, which has been vacant for a number of years. Progress is also being made on an additional 6 sites within the County Borough. Therefore whilst the Council accepts that the monitoring target is not being achieved, it is likely to be addressed without specific intervention through the innovative strategies the Council employs in order to facilitate housing development.

It should be noted that development proposals have also come forward on significant windfall sites across the County Borough in recent years, whilst a number of others are expected and are indeed already coming forward on the sites of the former comprehensive schools in Aberdare and the former College site in Trecynon.

The Council is confident that these methods along with the continued improvement in the housing market will support a year on year increase in the delivery of housing in Rhondda Cynon Taf, which has been seen since the beginning of the plan period with the exception of 2017-2018.

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:	
<p>Policy CS 5 seeks the provision of 1,770 affordable homes over the LDP period. During 2017-2018 198 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 1,135. A total of 150 affordable units were approved during 2017-2018.</p> <p>The delivery of new affordable housing in Rhondda Cynon Taf is intrinsically linked to the development of new general market housing. The downturn in volume house building experienced nationally 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. Accordingly, as with the analysis of the monitoring of the general housing requirements in CS 4 above, it is considered that as the economy recovers and further house building continues on recently permitted sites in the south of the County Borough, (where there is the greater need for affordable housing units) that opportunities to secure further affordable homes will increase.</p> <p>Again, however, the Council recognises that the targets are not quite being met, although it should be recognised that this number of affordable homes delivered is a very significant figure.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 6 - Employment Requirements	3	AW 11, NSA 14 – 16 & SSA 14
TARGET:	MONITORING TARGET:	
Development of 51 hectares for	ADOPTION: None	

‘strategic’ employment and 47 hectares for ‘local’ employment opportunities.	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 development during 2017-2018 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) has continued 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 a capacity of 20MW. Two buildings have been erected to date with significant ground works undertaken.</p> <p>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.</p> <p>The employment allocation SSA 14.1 at Coed Ely, Tonyrefail has also recently had a reserved matters application approved to extend the existing road to the top of the allocation and service the individual plateaus. Additionally, all necessary infrastructure and drainage details were been submitted in the hope of implementing the original consent, first submitted in 2009.</p> <p>Additionally, 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>	

The Council granted a number of permissions during 2017-2018 for industrial development. The 19,064.9m² of gross industrial space permitted comprises a number of changes of use, extensions and new development. Permission was granted for new units, including an innovation centre (B1 office space) consisting of 359m² at Ely Valley Business Park, Pontyclun; 248m² of new B1 office space at Magden Park, Llantrisant; 952m² of new industrial B1/B2/B8 space comprising 7 starter units at Pontcynon Industrial Estate; and the erection of three units for B1/B2/B8 comprising 1,329m² on Gelli Industrial Estate in the Rhondda.

Following on from the outline permission granted at the 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 12,675m². 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 proposal will be split across three buildings. Ground clearance commenced on the site in 2017, with building works underway in 2018.

The former Sogefi site in Llantrisant received planning permission for a bus depot in 2016-2017, which formed the first phase of a complete redevelopment of the site as Edwards Coaches Headquarters. The relocation of the company to a larger site ensures the continued growth of a highly successful, local business and major employer in RCT. The second phase has been implemented in 2017-2018 with the largest former Sogefi building being renovated and subdivided. A number of local businesses are already occupying over half of the available units within building.

An application has also been submitted for 14,884m² of gross B1 office space on Treforest Industrial Estate. The building, which will extend over five floors, will be the Head Quarters of the Department for Work and Pensions and will bring up to 1,550 jobs to the site.

Whilst not granted on allocations, these permissions are testament to the recovering economy and the willingness of companies to invest in RCT, as well as making a further contribution to the Council's employment land bank.

In addition to the allocated sites, the Council annually monitors 101 operational employment sites across the County Borough, which contain approximately 1,719 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 7.95% across all of the operational employment sites, down from 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 729.40 hectares of employment land within its land bank with

156.12 remaining for development of which 98.69 hectares is available immediately. This includes undeveloped allocations, existing non-operational employment sites and areas of undeveloped land on operational sites. The existing, 101 operational employment sites total 624.89ha, within which there are 64.41ha of vacant, undeveloped land which is immediately available for employment development.

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.

Land allocated for employment use at the Mwyndy Strategic Site, SSA 8 along with the employment allocation at Coedely, SSA 14.1 (both owned by the Welsh Government) are located in what are considered the most desirable locations of the County Borough. The reasons for them not coming forward for development are not specifically known, although it may be partially due to the economic downturn and partially due to land ownership issues.

The major opencast scheme that currently occupies the employment allocation as part of the Hirwaun Strategic Site, NSA 8, is ahead of schedule in terms of restoration. Active processes are in place to see the site master-planned for its future development. It is hoped that the completion of the preparation of the site in terms of development plateaux and infrastructure will coincide with the construction of the A465 Heads of the Valley dualling scheme – a significant Welsh Government investment in the northern valleys area – with the site then being a key enabler for economic regeneration in the locale.

The Council again acknowledges that the specific target is not being met with regards to the delivery of its allocated employment land. Despite this however there is considerable, encouraging economic activity happening on the existing employment sites. Such economic activity has included the creation of 1,240 new businesses within RCT during 2016 (StatsWales). This is above the South East Wales average of 652.5 business births for the same year. It is also a positive increase on previous years: 925 (2015), 790 (2014), 785 (2013) and 505 (2012).

In terms of delivery and development on our employment allocations, then it should be recognised that the sites have not come forward as was expected, and that the actual targets have not been met. However, development activities on our existing employment sites, have been considerable, as indicated in this , and previous, AMR's. Whilst it is expected that the delivery of new employment land will be challenging, the Council is confident that as the economy recovers and opportunities to secure employment related inward investment increase, it will have both suitable allocated and existing sites to meet this need. Accordingly, it is considered that this monitoring indicator may be amended to better reflect the employment activity in the County Borough.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 7 - Retail Development	2 & 6	NSA 17 SSA 15
TARGET:	MONITORING TARGET:	
<p>Improve viability and vitality of 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf over the Plan period</p> <p>Development of between 34,400m²-36,400m² new retail floorspace throughout the County Borough over the Plan period</p>	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 2017-2018 permission was granted for 4,282.4m² of convenience/comparison retail floorspace. The applications include a large retail unit on the ground floor of the former Black Lion Hotel in Aberdare; 2 units on Magden Park, Llantrisant for Class A2/A3; 568m² of A3 space at the former Taff Vale Precinct Site; a new discount food store (Class A1) at Dinas Enterprise Park just beyond Porth town centre; and a change of use to 1,305m² of A1 food retail for a Co-operative Supermarket in Cwmbach.</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. The unit comprising 425m² of retail floor space is within the primary shopping frontage of 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 will encompass 568m² of Class A3 retail (food and drink). Building work on the site commenced during 2018.</p> <p>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</p>		

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.

Along with the progress being made with the allocations and permissions, the Principal Town of Pontypridd has seen the expansion of the National retailer B & M and the continued investment in the shops in the centre with the recent refurbishment and subsequent occupation of the new Pep & Co store. Pontypridd has also seen the development of a Business Improvement District (BID) which it is hoped will see further improvements to the retail offer in Pontypridd.

Progress is being made with regards to retail in the LDP. Accordingly, it is not considered that intervention is required to ameliorate the progression of these permissions at this time. That being said, the broader retail need in Rhondda Cynon Taf will be fully assessed through the review of the LDP.

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 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	Vacancy Rate 2010-2011
Aberdare	14.09%	10.4%	9%	9.0%	12.7%	8.18%	6.0%	12.9%
Pontypridd	7.31%	8.7%	8.7%	8.7%	9.2%	9.22%	7.28%	6.63%
Llantrisant/ Talbot Green	5.3%	4.3%	2.6%	1.7%	2.7%	2.68%	3.57%	0.9%
Ferndale	13.04%	17.4%	13%	10.9%	8.7%	6.52%	8.7%	13.0%
Hirwaun	21.73%	22.7%	22%	9.5%	0%	0%	4.76%	4.76%
Llanharan	0%	5.0%	0%	0%	10%	0%	0%	5.0%
Mountain Ash	11.7%	11.7%	12.7%	18.3%	20.4%	23.66%	18.28%	19.35%
Porth	11.57%	14.0%	10.8%	14.2%	15.8%	11.48%	10.92%	15.13%
Tonypanydy	16.44%	16.4%	20.53%	19.7%	18.4%	23.33%	18.24%	18.24%
Tonyrefail	18.51%	20.4%	12.9%	13.5%	9.6%	11.53%	7.55%	9.26%
Treorchy	7.37%	5.8%	9%	6.8%	4.2%	6.83%	5.93%	4.2%
Overall Vacancy	11.5%	12.4%	10.6%	10.8%	11.4%	10.8%	9.1%	10.7%

Rates								
<p>The overall town centre vacancy rate for the Principal Towns and Key Settlements is 11.5%, as determined by the Council's annual retail survey conducted in October 2017. This is 2.2% higher than the UK average town centre vacancy rate of 9.3% (October 2017, Springboard). When compared with the Welsh average town centre vacancy rate, Rhondda Cynon Taf was virtually comparable with an average vacancy rates of 11.5% compared with the Welsh (whole of Wales) average of 11.7% (October 2017, Springboard).</p> <p>The individual Principal Towns of Pontypridd and Llantrisant/Talbot Green generally have low vacancy rates, especially Llantrisant/Talbot Green which has a vacancy rate of 5.3%, which is vastly below both the UK and Welsh average. Pontypridd is also below the Welsh average with a vacancy rate of just 7.31%. Aberdare has however witnessed a rise in its vacancy rate over the past two years, to 14.09%. That being said, Aberdare is still witnessing significant investment. Both the former Black Lion Hotel and Boot Hotel in Victoria Square obtained permission for ground floor retail with residential above in 2017-2018 and 2016-2017 respectively. Works have already commenced on the Boot and it is hoped that the Black Lion Hotel will soon follow suit. Additionally the vacation of HSBC and Natwest from the town also contributes a whole 1% to the town's vacancy rate.</p> <p>The Key Settlements vacancy rates are somewhat varied ranging from 0% in Llanharan to 21.73% in Hirwaun. Of the eleven Principal Towns and Key Settlements; five are below the Welsh average whilst Mountain Ash equals the Welsh average at 11.7%. Ferndale (13.04%), Hirwaun (21.73%), Tonypany (16.44%), Tonyrefail (18.51%) and Aberdare (14.09%) are above. The overall vacancy rate has fallen 0.9% from 2016-2017, reflecting general UK and Welsh trends.</p> <p>The vacancy rate has fallen this year compared with 2016-2017 and continues to reflect the general trends as witnessed throughout the UK as a whole. Rhondda Cynon Taf is marginally below the Welsh Average which indicates that the town centres are still performing consistently. The overall picture of retail remains positive, with a good number of smaller permissions approved which will ensure a continued contribution to the vitality and viability of our town centres. An element of this can certainly be attributed, in part, to the continued significant investment in our centres' regeneration.</p>								

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:		
<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 has secured planning permission. Funding has been allocated to progress the design of the final section of the route from the western end towards Cross Inn. • SSA 18.2 – Talbot Green Bypass dualling – a long term construction project has begun to further improve the Mwyndy Cross roundabout. <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 has received planning permission for an east-west highway link via an upgraded junction on the A4059. Construction commenced in the summer of 2017 with the main bridge commencing in the summer of 2018. The Mountain Ash Northern Cross Valley Link was reviewed and</p>		

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 within the SE Wales Valleys LTP. Additional spaces have also been recently created at the park and ride in Abercynon, 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.

In the Southern Strategy Area the A473 Llanharan Bypass is included within the SE Wales Valleys LTP and the WelTAG stage 1 report was complete in 2017-2018. 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 and as Taffs Well is recognised as a key node in the transport network further enhancements are envisaged as part of the Metro/City Deal (SSA 20.6). 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. The Pontypridd to Tonyrefail via Llantrisant Cycle route (SSA 21.6) has two sections complete, with planning permission secured for the third section. Funding has been allocated to progress the design of the final section of the route from the western end towards Cross Inn.

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 has recently undertaken a consultation exercise with the Council on the alignment of the A465 dualling. Progress on its construction will hopefully begin soon. 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 put forward.

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

During 2017-2018, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.82% of all new houses permitted during the monitoring period are accessible and within 400 metres of at least one or more transport mode (2 dwellings of 1,153 permitted). 100% (12 out of 12) of all new employment permitted is accessible and within 400 metres of one or more transport mode and all new retail permitted (23 of 23) is accessible and within 400 metres of one or more transport modes (LI 10). The two dwellings that were not within 400 metres of at least one mode of transport are agricultural worker's dwellings.

The monitoring targets are close to being met, with further consideration given to the funding of these remaining schemes in the near future.

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 2017-2018, 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 2017-2018 saw the following rates of disposal:</p> <ul style="list-style-type: none"> • 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.

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 2017-2018, 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 for a Western extension to the existing Craig yr Hesg Quarry, Pontypridd is 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.</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	
<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 2017-2018, a total of 552 dwellings, including both market and affordable, were built. 198 of these were affordable, equating to 35.8% of all houses built during the year. A further 150 affordable units were approved during this period, of a total of 1,153 approved dwellings, equating to 13.0%.</p> <p>This number of affordable units provided during the year is 50 less than the 248 built in 2016-2017 however it is a considerable increase on the figures for 2015-2016 (98 dwellings). From an SA perspective, the overall figures for affordable housing in recent years are progressing well 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 increase during the plan period. This will be dependent on further economic recovery and increased build rates of market housing on a national and local scale. With house builders warning that they are likely to be wary during the 'Brexit' transition period, this could indeed</p>	

prove difficult going forward.

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 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> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2013-March 2014:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2012-March 2013:</p> <ul style="list-style-type: none"> 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 Building 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 externally and has this year obtained permission for retail and residential above, as well as the Labour Exchange (also in Aberdare) which has been fully restored and is now occupied. In Pontypridd during this and the previous monitoring period, 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	SA Indicator	
<ul style="list-style-type: none"> • Improve access to public transport and community facilities for all. • Increase % of people with qualifications and improve skills. 	<ul style="list-style-type: none"> • Proportion of new housing, employment and retail development accessible by a range of transport modes per annum. • 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). 	
Monitoring Results	(access to transport modes)	(education)

Improve access to public transport and community facilities for all.

April 2017 – March 2018

- 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 (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 an increase in the percentage of housing permitted within 400m of one or more transport mode to 99.82% and a marked increase with regards to employment from 86.6% in 2014-2015 to 92.3 in 2015-2016 and 100% in 2016-2017 and 2017-2018; retail also maintains its 100% score from last 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.

The indicator below regarding the percentage of pupils achieving the level 2 threshold in the core subject indicators is unavailable for 2017-2018. Consequently the figure for pupils achieving the level 2 threshold – a volume of qualifications equivalent to 5 GCSEs at grade A* to C has been used instead.

Increase % of people with qualifications and improve skills.

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).

With regard to GCSE performance, the indicator has been adapted as the percentage of pupils achieving the Level 2 threshold in the core subject indicators is no longer available. Therefore this year will act as a baseline for monitoring the percentage of pupils achieving the level 2 threshold – a volume of qualifications equivalent to 5 GCSEs at grade A* to C (StatsWales).

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>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.

There was a significant increase in the number of visitors to leisure centres during the 2017-2018 monitoring period. This is the highest number of visitors since the beginning of the LDP period and is a reversal of the trend which saw declining numbers in visits from 2013-2013 to 2015-2016. The figure indicates a high level of participation in exercise and the use of the leisure facilities, which is positive in terms of health. It should be noted that the AMR does not record access to private sports facilities and participation in sports teams, therefore it is unclear whether there is an overall upward or downward trend in the participation of leisure activities.

Over the monitoring period, planning permission has been granted for an element of D2 leisure, as part of the former Taff Vale Precinct redevelopment. This in conjunction with the high number of private gyms, dance studios and other fitness and leisure uses recorded during the annual employment survey, seem to indicate that there is a continued market for private leisure facilities in the County Borough. There has also been significant investment both publicly and privately in all weather playing fields across RCT in recent years. Such instances provide an indication that participation in these activities is continuing in the private sector. The National Lido of Wales also attracts a large number of visitors to its facilities at Pontypridd and has done so since it opened 2015.

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 &	21.1	19.1

restaurants		
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 2017-2018 monitoring period, 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	Rhondda Cynon Taf 2017-18 (%)	Rhondda Cynon Taf 2016-17 (%)	Rhondda Cynon Taf 2013-14 (%)	Rhondda Cynon Taf 2010-11 (%)	Wales 2017-18 (%)	Wales 2016-17 (%)	Wales 2013-14 (%)	Wales 2010-11 (%)
1. Managers, Directors and Senior Officials	8.1	8.5	8.9	7.8	9.2	9.6	9.4	9.2
2. Professional Occupations	16.9	17.8	14.4	13.9	18.1	18.2	18.2	15.8
3. Associate Professional and Technical Occupations	15.2	14.0	12.9	10.3	12.8	12.1	12.4	10.8
4. Administrative and Secretarial Occupations	9.2	9.4	9.8	11.4	10.7	10.2	11.1	11.1

5. Skilled Trades Occupations	10.2	12.3	13.0	13.0	11.8	12.5	12.5	13.4
6. Personal Service Occupations	8.6	10.6	10.7	11.8	10.0	10.4	10.2	10.5
7. Sales and Customer Service Occupations	11.2	7.8	9.0	9.0	8.0	8.1	8.2	9.0
8. Process, Plant and Machine Operatives	9.7	7.4	10.7	9.8	7.4	7.2	7.1	8.1
9. Elementary Occupations	10.6	11.1	10.4	12.9	11.5	11.0	11.1	11.9

Analysis of the occupation data above reveals that Rhondda Cynon Taf is now far more aligned with the overall picture in Wales. The number of individuals in professional occupations particularly has increased significantly within the Borough since the 2013-2014 data. There has also been a significant rise in the number of individuals employed in the associate, professional and technical occupations within Rhondda Cynon Taf since 2011. Indeed the 2017-2018 percentage for the associate, professional and technical category in Rhondda Cynon Taf has overtaken the overall percentage for Wales, being 2.4% higher, which is quite considerable in terms of actual numbers.

The data for Rhondda Cynon Taf gives the total number of people employed in the occupations specified above as being 105,700 individuals as of December 2017, this is above those figures witnessed in 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 other sectors.

The Council granted a number of permissions during 2017-2018 for industrial development. The 19,064.9m² of gross industrial space permitted comprises a number of changes of use, and extensions. Additionally permission was granted for new units, including an innovation centre (B1 office space) consisting of 359m² at Ely Valley Business Park, Pontyclun; 248m² of new B1 office space at Magden Park, Llantrisant; 952m² of new industrial B1/B2/B8 space comprising 7 starter units at Pontcynon Industrial Estate; and the erection of three units for B1/B2/B8 comprising 1,329m² on Gelli Industrial Estate in the Rhondda.

In terms of employment, it is worthy of note that the Council annually monitors 101 operational employment sites across the County Borough, which contain approximately 1,719 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 7.95% across all of the operational employment sites, down from 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. Therefore the overall picture of employment within Rhondda Cynon Taf is reasonably healthy and in line with the general trends currently being witnessed in Wales as a whole.

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 2017-2018:

Principal Town / Key Settlement	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	Vacancy Rate 2010-2011
Aberdare	14.09%	10.4%	9%	9.0%	12.7%	8.18%	6.0%	12.9%
Pontypridd	7.31%	8.7%	8.7%	8.7%	9.2%	9.22%	7.28%	6.63%
Llantrisant/ Talbot Green	5.3%	4.3%	2.6%	1.7%	2.7%	2.68%	3.57%	0.9%
Ferndale	13.04%	17.4%	13%	10.9%	8.7%	6.52%	8.7%	13.0%
Hirwaun	21.73%	22.7%	22%	9.5%	0%	0%	4.76%	4.76%
Llanharan	0%	5.0%	0%	0%	10%	0%	0%	5.0%
Mountain Ash	11.7%	11.7%	12.7%	18.3%	20.4%	23.66%	18.28%	19.35%
Porth	11.57%	14.0%	10.8%	14.2%	15.8%	11.48%	10.92%	15.13%
Tonypanydy	16.44%	16.4%	20.53%	19.7%	18.4%	23.33%	18.24%	18.24%
Tonyrefail	18.51%	20.4%	12.9%	13.5%	9.6%	11.53%	7.55%	9.26%
Treorchy	7.37%	5.8%	9%	6.8%	4.2%	6.83%	5.93%	4.2%
Overall Vacancy Rates	11.5%	12.4%	10.6%	10.8%	11.4%	10.8%	9.1%	10.7%

The overall town centre vacancy rate for the Principal Towns and Key Settlements is 11.5%, as determined by the Council's annual retail survey conducted in October 2017. This is 2.2% higher than the UK average town centre vacancy rate of 9.3% in October 2017 (Springboard). When compared with the Welsh average town centre vacancy rate, Rhondda Cynon Taf was virtually comparable with an average vacancy rates of 11.5% compared with the Welsh (whole of Wales)

average of 11.7% (October 2017; Springboard).

The individual Principal Towns of Pontypridd and Llantrisant/Talbot Green generally have low vacancy rates, especially Llantrisant/Talbot Green which has a vacancy rate of 5.3%, which is vastly below both the UK and Welsh average. Pontypridd is also below the Welsh average with a vacancy rate of just 7.31%. Aberdare has however witnessed a rise in its vacancy rate over the past two years, to 14.09%. That being said, Aberdare is still witnessing significant investment. Both the former Black Lion Hotel and Boot Hotel in Victoria Square obtained permission for ground floor retail with residential above in 2017-2018 and 2016-2017 respectively. Works have already commenced on the Boot and it is hoped that the Black Lion Hotel will soon follow suit. Additionally the vacation of HSBC and Natwest from the town also contributes a whole 1% to the town's vacancy rate.

The Key Settlements vacancy rates are somewhat varied ranging from 0% in Llanharan to 21.73% in Hirwaun. Of the eleven Principal Towns and Key Settlements; five are below the Welsh average whilst Mountain Ash equals the Welsh average at 11.7%. Ferndale (13.04%), Hirwaun (21.73%), Tonypany (16.44%), Tonyrefail (18.51%) and Aberdare (14.09%) are above. The overall vacancy rate has fallen 0.9% from 2016-2017, reflecting general UK and Welsh trends.

Whilst the vacancy rate has decreased this year, it continues to reflect the general trends as witnessed throughout the UK as a whole. Rhondda Cynon Taf is marginally below the Welsh Average which indicates that the town centres are still performing consistently. The overall picture of retail remains positive however, with a good number of smaller permissions approved in 2017-2018, which will ensure a continued contribution to the vitality and viability of our town centres. An element of this can certainly be attributed, in part, to the significant and continued investment in our centres' regeneration.

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 2016 calendar year where the business birth rate in Rhondda Cynon Taf was 1,240 which is a positive increase from previous years of 925 (2015), 790 (2014), 785 (2013) and 505 (2012).

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	

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.

Stats Wales shows a 0.9% decrease 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 1.1% from the same period last year and is the highest figure witnessed during the plan period. On the whole, from the commencement of the plan period both sets of figures have improved considerably, particularly the employment rate which since 2010-2011 has seen a 7.0% increase.

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 2017-2018 monitoring period, there were a further 4 developments that delivered specific sustainable transport solutions. All four of these took the form of Travel Plans.</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>	

April 2017 – March 2018

- 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 (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.

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 2017-2018. 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 reduced from 67 to 66. The loss of one of the services between Pontypridd and Rhydyfelin did not leave any areas without a service but did result in a reduction in frequency. The route from Maerdy to

Cardiff City Centre was also reduced, (previously the service continued to Cardiff Bay), passenger are now required to change buses to continue their journey to Cardiff Bay. Service improvements were made from Tonypany to Cardiff City Centre where the frequency was increased from 3 to 4 journeys per hour and the route was amended to serve Cefn Yr Hendy Estate in Miskin. An hourly service was introduced on Sundays between Cwmbach, Aberdare and Cwmdare and the route on the Sunday service from Glynhafod to Hirwaun was extended to service Merthyr Tydfil.

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 provided 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 four new-build developments permitted within the designated Special Landscape Areas (SLAs) during 2017-2018. The largest of these applications was for 33 dwellings to the rear of Delwen Terrace in Treorchy, Rhondda. The SLA affected in this instance was designated for the surrounding mountainside and given the location of the development it is considered that it would not unduly harm the SLA. The other three included a temporary agricultural worker's dwelling in Tonyrefail; a detached dwelling within an existing enclave in Penycoedcae, Pontypridd; and a cycle track within an existing site for recreation on the border of RCT near Caerphilly. All of these applications were assessed in terms of design and visual impact and were considered acceptable within the SLA.

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 2017-2018 two SINC sites were affected by development. An application for a cycle track secured a mitigation scheme via conditions and a long term woodland management plan was secured through a S.106 agreement for a small supermarket proposal.</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 2017-2018 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 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</p>	

how improved data can be obtained in relation to SSSI and SAC designations.

11. Water	
SA Target	SA Indicator
<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>During 2017-2018, 525 dwellings were approved with sustainable drainage systems (SuDS) proposed as part of the development. This was from a total of 936 dwellings that were approved from applications for five or more dwellings during 2017-2018.</p> <p>During 2017-2018, 54 dwellings were permitted within a C1 or C2 flood risk zone however in all cases the flood consequences assessments were agreed by Natural Resources Wales.</p>	

12. Climate Change	
SA Target	SA Indicator
<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 2015) in kilo tonnes (kt) CO₂ per capita, this is the most up to date data, being the most recent, published in June 2017.</p>	

Rhondda Cynon Taf	Industry & commercial	Domestic	Transport	Total
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

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 4.9 (2015). The most recent data from 2015 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	
<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 2017 – March 2018</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.

Renewable Energy

Nothing was installed within the Strategic Search Area F boundary during 2017-2018. The Council did however approve three applications for wind turbines outside SSA F with a total generation capacity of 9MW.

14. Land and Soils	
SA Target	SA Indicator
<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>2017-2018</p> <ul style="list-style-type: none"> 552 dwellings were completed of which 400 were on previously developed land, which is a percentage of 72.46% <p>2016-2017</p> <ul style="list-style-type: none"> 716 dwellings were completed of which 429 were on previously developed land, which is a percentage of 59.9% <p>2015-2016</p> <ul style="list-style-type: none"> 569 dwellings were completed of which 213 were on previously developed land, which is a percentage of 37%. <p>2014-2015</p> <ul style="list-style-type: none"> 553 dwellings were completed of which 350 were on previously developed land, which is a percentage of 63.3%. <p>2013-2014</p> <ul style="list-style-type: none"> 534 dwellings were completed of which 287 were on previously developed land, which is a percentage of 53.7%. <p>2012-2013</p> <ul style="list-style-type: none"> 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 72.26% in this monitoring period. This is a marked improvement on previous years' performances. The LDP will continue to support the reuse of land for development in line with the vision of the Welsh Government.

15. Waste	
<i>SA Target</i>	<i>SA Indicator</i>
<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 2017 – March 2018</p> <ul style="list-style-type: none"> • 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. <p>April 2016 – March 2017</p> <ul style="list-style-type: none"> • 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 was land-filled between 2015-2016 and 2017-2018, with a 20.83%

percentage points reduction. Recycling has decreased slightly however this is compensated by 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 1.76% going to landfill, therefore it is 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	
<p>No primary land-won aggregates were permitted for extraction in 2017-2018, with aggregate production in Rhondda Cynon Taf continuing at Craig yr Hesp quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun.</p> <p>A full application for a Western extension to the existing Craig yr Hesp Quarry, Pontypridd is 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.</p>	

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						
2017 – 2018	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. Worst NO2 in AQMAs	% 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	<i>No. AQMAs</i>	<i>No. properties in AQMAs</i>	<i>Average NO2 in AQMAs</i>	<i>% change</i>	<i>Ave. Worst NO2 in AQMAs</i>	<i>% change</i>
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. AQMAs</i>	<i>No. properties in AQMAs</i>	<i>Average NO2 in AQMAs</i>	<i>% change</i>	<i>Ave. Worst NO2 in AQMAs</i>	<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 2017-2018, the amount of NO2 within the Borough has increased overall to 9.3% up from 7.4% in 2016-2017. Despite this, the figures above do indicate the benefits of designated AQMAs and 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	Directive 2001/42/EC Article 5 (1) i.	Yes	Yes

	objectives used in the SEA.			
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 2018 AMR is the seventh 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.

Rhondda Cynon Taf LDP Monitoring Framework

- 6.3 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?***
- 6.4 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 proposed amendments to Planning Policy Wales (Draft PPW 10). Whilst significant, the updates to policy, guidance and legislation would not be of a scale that would trigger an immediate review of the LDP. It is however acknowledged that such guidance will alter the future local planning framework. It is not considered that these changes will directly affect the LDPs implementation; they will however, be considered as part of a future statutory revisions procedure.
- 2) *Has there been a significant change in external conditions?***
- 6.5 It is not considered that there have been any significant external socio-economic contextual changes that have impacted on the implementation of the LDP. It is recognised however that there continues to be encouraging improvements in the economy and the house building industry however this could potentially change when the UK exits the European Union.
- 6.6 The Welsh Index of Multiple Deprivation which was published at the end of 2014 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 which the LDP needs to continue to respond to through its proposals and policies.

- 6.7 Section 3 further outlines in detail the economic conditions in which the LDP is being implemented. There does appear to be an emerging recovery in the economy, as seen in the rise in house prices; the above mentioned average number of business births and the increased housing permissions this monitoring year. That being said GDP only increased 0.1% in the year to March 2018, which is the slowest rate of growth since Quarter 4 in 2012. The employment rate has also increased again this year; following the trend of 2016-2017 and up significantly on the 2015-2016 monitoring year. The last two years have witnessed the employment rate at its highest point throughout the plan period to date. The Council believes that as the economy continues to improve the LDP will provide a robust platform for the delivery of new housing and commercial development.
- 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 impact of the global economic recession on the economy of Rhondda Cynon Taf has been a matter of particular concern for a number of years. As Section 3 evidences, there was a reduction in development activity in both the housing and commercial sectors post 2008. Encouragingly, the results of the 2016-2017 monitoring exercise shows growth in both of these sectors. Employment permissions have also been on the increase in 2017-2018 with the Council granting permission for 19,064.9m² of gross industrial space. This comprises a number of changes of use, extensions and new development. Permission was granted for new units, including an innovation centre (B1 office space) consisting of 359m² at Ely Valley Business Park, Pontyclun; 248m² of new B1 office space at Magden Park, Llantrisant; 952m² of new industrial B1/B2/B8 space comprising 7 starter units at Pontcynon Industrial Estate; and the erection of three units for B1/B2/B8 comprising 1,329m² on Gelli Industrial Estate in the Rhondda. 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 proposal will be split across three buildings. Work on the site has commenced with ground clearance in 2017-2018. Whilst not all granted on allocations; the permissions are testament to the recovering economy and the willingness of companies to invest in Rhondda Cynon Taf. Therefore whilst the after effects of the recession still pose challenges for the implementation of the LDP, there is evidence of continued economic growth and investment in the area.
- 6.9 Analysis of Core Policies 1 through to 5 in Section 4 of the report provides some encouraging analysis of the state of the housing sector in the County Borough. This year's results show the a stable level of house-building in-keeping with the

2015-2016 and 2014-2015 monitoring years, indicating that the housing market is stable and that recovery continues.

6.10 The Council considers that the LDP provides an effective land use framework that will assist in the recovery of the local economy.

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

6.11 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 2017-2018 included continued support for a range of grant programmes and funding for town centre regeneration schemes in Pontypridd and Aberdare. Pontypridd has seen grant approval for £6,678,000 from the Welsh Government's Vibrant and Viable Places Regeneration Framework and includes schemes such as Pontypridd Hub and Homestep Plus. VVP funding however ceased in March 2017 although project implementation was ongoing throughout 2017-2018. Private sector investment in 2017-2018 has resulted in the development of 552 dwellings and further proposals have been approved for the development of 1,153 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?*

The results of the monitoring process for 2017-2018 indicate that the targets in respect of 3 of the 10 core policies are ongoing, being met or exceeded (annotated in green) and Policy CS 8 is being partially met and it is unlikely that intervention will be required to achieve these targets (green/amber). 4 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). 2 of the policy targets are not specifically being achieved and it is unlikely that this will be addressed without specific intervention.

6.12 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 positive direction for the majority of aspects of sustainability; these being the indicators for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils, Air Quality 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, housing is still being delivered.

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

The evidence collected as part of the annual monitoring process for 2017-2018 indicates that the LDP Strategy remains sound, effective and is for the most part being delivered. Whilst the impact of the global economic recession has meant that development in some areas was slower than envisaged, it remains our view that the LDP will provide a robust platform for sustainable economic growth and regeneration over the plan period. Considering also that the LDP will soon be entering its eighth year post adoption; the Council remains confident that many of the sites will be delivered, (as envisaged in the timetable of the LDP), over the remaining 3 years of the plan period. Furthermore, the delivery of development across the north and south of the authority on unallocated sites continues and helps significantly in achieving the aims of the Strategy. This is evidenced by the delivery of 5,913 new houses, of which 2,099 have been in the Northern Strategy Area. Even more encouraging, is the fact that 8,742 dwellings have been approved since the adoption of the plan in 2011, again with a significant 2,572 in the NSA. The fact that house building continues to increase is evidence that the plan framework is stimulating growth in Rhondda Cynon Taf.

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

- 6.14 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.
- 6.15 As discussed above, the LDP policies are continuing to have an improving effect on the availability, diversity and quality of housing stock across the County Borough. The sustainable location of these developments, as indicated in indicator LI 10 in relation to accessibility to transport modes other than private cars, shows that 99.82% of all residential permissions and all retail and 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 resources and sustainability.

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

- 6.16 As Section 3 of the AMR indicates, there were a number of changes in national policy and guidance occurring within the monitoring year. Additionally, 2015-2016 and 2016-2017 witnessed a raft of legislative changes likely to alter the way in which we work and collaborate on a regional basis. As discussed in Section 3 and in response to Section 1 of the monitoring framework above; whilst these policy changes will undoubtedly need to be considered in relation to the LDP policies, they are of a scale that can be dealt with through an LDP review as required. The Council is however currently continuing to monitor the plan and these changes will be considered as part of the review process. In the meantime however they will be given due consideration with regard to the development management decision-making 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)?

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

The results of the LDP monitoring exercise indicate that good progress is being made in the delivery of most of the LDP targets, as discussed in paragraph 6.12 above. Whilst some concern has been expressed about the relatively slow delivery of some aspects of the Plan, particularly in relation to the delivery of the LDP housing allocations and the interrelated provision of affordable housing, the Council remains confident that monitoring targets can be achieved without intervention especially as this year has seen good, stable housing development and a significant 1,153 dwellings granted permission. The Council has also been meeting with landowners of housing allocations in order to overcome the barriers to development. The housing totals listed previously at question 1 are evidence of housing delivery across RCT. The Council is concerned about the lack of progress in developing the allocated land for employment and in delivering certain Strategic Sites in the short term and is continuing to look at the options available to address these issues.

6.18 As indicated above, the findings of the SA monitoring exercise suggests that overall, the plan 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. 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.

6.19 The Council adopted the Houses in Multiple Occupation SPG in May 2018 following a period of consultation commencing on the 25th January and concluding on the 23rd March 2018. The HMO SPG was deemed necessary as these types of properties are heavily clustered around the University of South Wales campus in Treforest. There has been an increasing concern raised by the local community that the concentration of HMOs has reached a level that is having a significant, detrimental impact upon community cohesion. The SPG has a dual purpose in that it is firstly meant to help identify when it is deemed that the concentration of HMOs in an area has reached a level considered to adversely impact upon the community; and secondly to provide guidance on the standards of HMOs and how they should be developed.

6.20 The HMO SPG aims to support the Council's Corporate Plan in relation to People, Place and Economy, by ensuring that established communities are not displaced and cohesion not undermined by emerging concentrations of housing for short-term residents. The document will also help the Council to ensure that

communities can sustain their facilities and amenities, and can retain their vibrancy by preventing large clusters of HMOs. Additionally, as the SPG is designed to avoid the negative effects of concentrations of HMOs, it will also contribute to the well-being objectives established as a result of the Well-being of Future Generations (Wales) Act (2015).

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 has impacted on the operations of the housing and commercial markets. The reduction in new investment in housing and commercial development during the recession inevitably had an adverse impact on the delivery of some elements of the LDP.
- 6.22 However in terms of the Core Housing policies it is considered that the original housing need figure based on the 2008 household projections was too high. It is also increasingly clear that the LDP housing land requirement is unrealistically high. In common with other authorities in Wales with an adopted LDP, where the housing land requirement appears to be well above the construction industry's capacity to deliver, the residual method produces an annually increasing shortage, which despite the improved levels of house building activity, still presents an increasingly unattainable target each year.
- 6.23 Although the LDP policies and allocations remain until the appropriate stage of review whereby they can be amended, it should be accepted in principle that the updated household projections issued by Welsh Government in February 2014 are based on sound evidence and accordingly should have some weighting. Based on a broad calculation using these revised figures, 9,500 new dwellings will be needed to meet projected housing need between 2011 and 2031 and therefore a much lower annual build rate of around 600 dwellings per year would need to be built from here on. This is a target that the Council has exceeded during the 2016-2017 monitoring year and has come very close to in 2017-2018 (552 dwellings).

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?*

- 6.24 The Council will consider the results of this AMR as part of the statutory revisions procedure. Where targets are not being met evidence will be reviewed and any intervention required will be considered.

7) *If policies or proposals need changing, what suggested actions are required to achieve this?*

- 6.25 The Council will consider the results of this AMR as part of the statutory revisions procedure. Where targets are not being met evidence will be reviewed and any

intervention required will be considered. Any necessary policy amendments will be made at the appropriate stage.

RECOMMENDATIONS

- 6.26 In the Council's opinion the LDP is making steady progress. Whilst the pattern of growth in some areas is slower than anticipated at adoption, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets. The Council believes that the development which has taken place in Rhondda Cynon Taf since adoption, coupled with the projected future investment from the public and private sector will ensure that the LDP core strategy is successfully delivered.

COMPLIANCE

- 6.27 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 development in the County Borough.
- 6.28 Details of the compliance assessment are contained at the end of Section 5.

Appendix 1 – Status of LDP Allocations-add new table

Status of LDP Allocations				
Northern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	2016-2017 Status Update
Strategic Sites				
NSA 4	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	Former Fernhill Colliery Site, Blaenrhondda	Strategic Site	2014-2017	There are ongoing pre-application/application discussions for minor development on various parts of the site.
NSA 6	Former Phurnacite Plant, Abercwmboui	Strategic Site	2014-2017	Early, ongoing pre-application discussions. An initial master plan and brief for the site has been produced.
NSA 7	Land at Robertstown / Abernant, Aberdare	Strategic Site	2010-2013	<p>Robertstown: outline planning permission was granted on 31/03/15 for a supermarket.</p> <p>Permission granted for a college 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</p>

				Government.
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. It is anticipated that this will commence Christmas 2018.</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 will be reported upon further during 2018-2019.
NSA 9.3	Land South East of Llwydcoed Community Centre.	Housing	2010-2013	The Council are presently in 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 Godreaman Street, Godreaman.	Housing	2010-2013	Permission has been granted for a number of self-build plots on the site with construction underway on the first dwelling.
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	The site is presently up for sale with interest shown in its development.
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.
NSA 9.21	Land at Catherine Crescent, Cymmer.	Housing	2018-2021	No proposals further to the LDP. The site has recently passed to new owners.
Employment/Retail				
NSA 14.1	Ferndale & Highfield Industrial Estate, Maerdy.	Employment	2018-2021	Outline planning permission granted for a mixed use scheme 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 and will be reported upon further during 2018-2019.</p>
NSA 14.3	Land at Former Mayhew	Employment	2018-2021	No proposals further to the LDP,

	Chicken Factory, Trecynon.			although pre-application enquiries for mixed-use development have been made.
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	No proposals further to the LDP.
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		The scheme is included in the SE Wales Valleys LTP. Planning permission was secured for an east-west highway link via an upgraded junction on the A4059. Construction commenced in 2017 with the main road bridge anticipated to start in the Summer of 2018.
NSA 20.2	Upper Rhondda Fach Relief Road	Transport		No proposals further to the LDP. Scheme included in the SE Wales Valleys LTP.
NSA 20.3	Mountain Ash Northern Cross Valley Link	Transport		No proposals further to the LDP. Scheme included in the SE Wales Valleys LTP. Initial traffic study has commenced. Reviewed as part of the development of the southern link. However, following completion of the WeITAG process, the southern link has been prioritised for delivery.

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		Complete. Additional spaces have recently been created at Abercynon following a re-assessment of the car park's layout.
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, and the existing facilities are likely to reach capacity within the next two years.
NSA 22	Rail Network and Station Improvements Hirwaun.	Transport		No proposals further to the LDP. Scheme included in Network Rail's Welsh Route Study. It is the intention of the Council that a scheme to extend the passenger rail line from Aberdare to Hirwaun is continued to be promoted for its inclusion in this Cardiff Capital Region 'City Deal' metro project.
NSA 23.1	The Rhondda Community Route Network	Cycle Routes		Scheme included in the SE Wales Valleys LTP. The Rhondda Tunnel Society has secured funding from Welsh Government to commission study into condition of the Blaencwm Tunnel to enable a business case for re-opening tunnel to be prepared as an extension of the network into Neath Port Talbot area. Funding has been allocated to enable feasibility/design work focussing on access to schools, stations etc which can form the basis of a wider community route

				<p>along the Rhondda Fawr.</p> <p>A section of the route between Gelli Industrial Estate and Rhondda Sports Centre was implemented in 2017-2018, funded by the Safe Routes in Communities initiative.</p> <p>Proposal for a route along the Rhondda Fawr is included in the Council's Integrated Network Map, which was approved by Welsh Government in February 2018.</p>
NSA 23.2	The Cynon Valley Cycle Route	Cycle Routes		<p>Phase 3 of scheme included in the SE Wales Valleys LTP - 'filling the missing gaps' along route.</p> <p>The Council's Integrated Network Map, approved by the Welsh Government in February 2018 includes proposals to improve sections of existing route and proposals for new sections of route, including a link to the Abernant Tunnel.</p>
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 A465 dualling.</p> <p>The Council's Integrated Network Map, approved by the Welsh Government in February 2018, includes proposals to improve sections of existing route.</p>
NSA 23.4	Pontygwaith to Maerdy	Cycle Routes		<p>Scheme included in the SE Wales Valleys LTP.</p> <p>Proposal to extend the Rhondda Fach Community Route from Pontygwaith to Maerdy is included in the Council's Integrated Network Map, which was approved by Welsh Government in February 2018.</p>
NSA 23.5	Cwmaman to Aberaman	Cycle Routes		<p>Scheme included in the SE Wales Valleys LTP.</p> <p>Proposal to construct a new route</p>

				between Cwmaman and Aberaman is included in the Council's Integrated Network Map, which was approved by Welsh Government in February 2018.
NSA 23.6	Lady Windsor to Llanwonno	Cycle Routes		No further development proposals beyond LDP proposals. Proposal to improve sections of the route is included in the Council's 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 28	Coleg Morgannwg, Trecynon	Education		The ongoing development of the new College at Robertstown has led to the closure of this College campus at Trecynon, meaning that this allocation for its extension is no longer required. The site has instead been granted outline permission for up to 110 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	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>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>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</p>

				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.
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 will be reported upon further in 2018-2019.
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. 24 dwellings are under construction to date.
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.
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.
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	Housing	2010-2013	Phase II of the scheme has witnessed the completion of 168 dwellings.

	Station Road, Church Village.			
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.
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 will be reported upon further in 2018-2019.
All Other Allocations				
SSA18.1	A473 Llanharan Bypass	Transport		Resolution to approve with Scheme included in the SE Wales Valleys LTP. WelTAG Stage 1 Report completed.
SSA 18.2	A473 Talbot Green Bypass Dualling	Transport		Enhancements to key junctions are ongoing.
SSA 19	Rail Network and Station Improvements	Transport		No proposals further to the LDP. Various schemes included in the second National Transport Plan for Wales.
SSA 20	Park and Ride/Park and Share Provision	Transport		Expansion of the park and ride facility at Taffs Well has been complete. Taffs Well is recognised as a key node in the transport network and further enhancements are envisaged with the Metro/City Deal proposals. The SE Wales Valleys LTP contains proposed schemes to further increase capacity at Taffs Well and to increase capacity at Pontyclun and Treforest stations, which are likely to reach capacity within the next two years. There is also pressure at Llanharan station - feasibility work is ongoing to identify potential for expansion of park and ride facilities.
SSA 21.1	Treforest Connect 2	Cycle Routes		Complete. Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals.
SSA	Extension of	Cycle		Complete.

21.2	Connect 2 scheme to Pontypridd,	Routes		Proposal to improve sections of the route is included in the Council's Integrated Network Map, which was approved by Welsh Government in February 2018.
SSA 21.3	Maesycoed to Porth	Cycle Routes		Complete. Proposal to improve sections of the route is included in the Council's 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 is included in the Council's Integrated Network Map, which was approved by Welsh Government in February 2018.
SSA 21.5	Trallwn to Cilfynydd	Cycle Routes		Scheme included in the SE Wales Valleys LTP Proposal to improve sections of the route is included in the Council's Integrated Network Map, which was approved by Welsh Government in February 2018.
SSA 21.6	Pontypridd to Tonyrefail via Llantrisant	Cycle Routes		Two sections complete. Third section partially constructed. Funding has been allocated to progress with the design of the final section of route from the western end towards Cross Inn during 2018-2019.
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 Integrated Network Map, which was approved by Welsh Government in February 2018.
SSA 24	Land Reclamation Schemes	Land Reclamat		The following schemes have been completed: Coed Ely reclamation aftercare

		ion		<p>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.