

Rhondda Cynon Taf Local Development Plan

Annual Monitoring Report 2015

Covering the period 1st April 2014 – 31st March 2015

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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 of the delivery of the LDP, the Plan's sustainability credentials and identify any significant contextual changes that might influence implementation.

This is the fourth 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 2014-15

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 2014-15. These include:

A. National Policy or Legislation:

- Planning Policy Wales Edition 7;
- Technical Advice Note 1, Joint Housing Land Availability;
- Technical Advice Note 12, Design;
- Technical Advice Note 15, Development and Flood Risk;
- Technical Advice Note 22, Sustainable Buildings
- Draft Planning (Wales) Bill and Positive Planning: Proposals to reform the planning system in Wales;
- Consultation on the Local Development Plans Process Review

B. National Statistics and Policy Research:

- Welsh Index of Multiple Deprivation (WIMD)
- Affordable housing provision

C. External Conditions:

- Small signs of recovery in the global economy;
- Slow and fluctuating growth in employment;
- Modest increase in national house building;
- Reductions in the public sector in Wales.

D. The Local Development Context:

- Rhondda Cynon Taf Joint Housing Land Availability Study 2014;
- Local Housing Market Assessment 2014;
- South East Wales Valleys Local Transport Plan January 2015;
- Local Economic Conditions; and
- Public and private sector funding.

Local Development Plan Monitoring

The results of the core and local output monitoring exercise for 2014-15, provide an interesting and varied picture of development in Rhondda Cynon Taf.

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

- 553 new dwellings were built in the County Borough. This represents a 3.4% increase on the number of new dwellings constructed during 2013–14 and a 25% increase on 2012-13;
- 114 new affordable dwellings were built in the County Borough. This represents an increase of 34% of affordable dwellings constructed during 2013 – 14, and a 32% increase on the figure for 2012 - 13;
- The average house sales price during the monitoring year was £112,905, up from £109,470 in 2013-14.
- The Council approved proposals for 1784 new dwellings during 2014–15;

Overall vacancy rates for Principal Town and Key Settlement retail centres were 10.8% during 2014 – 15, which is a decrease on the previous year's rates of 11.4%. This is also below the UK average vacancy rate of 15.5% in April 2015.

Detailed consideration of the results of the monitoring exercise has allowed the Council to make an informed judgement about the nature of the progress that has been made during 2014-15, in delivering the LDP targets and therefore its policies.

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

LDP MONITORING		
Core Policy Target		Result
CS 1	Development in the North	Yellow
CS 2	Development in the South	Green
CS 3	Strategic Sites	Yellow
CS 4	Housing Requirements	Red
CS 5	Affordable Housing	Red
CS 6	Employment Requirements	Red

LDP MONITORING			
CS 7	Retail		
CS 8	Transportation		
CS 9	Waste Management		
CS 10	Minerals		

The results of the monitoring process for 2014-15 indicate that the targets in respect of 3 of the 10 core policies are ongoing, being met or exceeded (annotated in green) and 2 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). Policies CS 7 and CS 8 are being partially met and it is unlikely that intervention will be required to achieve the targets. 3 of the policy targets are not being achieved and it is unlikely that this will be addressed without specific intervention. This will need to be considered further through the LDP review.

Sustainability Appraisal (SA) Monitoring

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

- 63.3% of all new dwellings built over the year were on previously developed land.
- 99.89% of all new houses permitted during 2014–15 are accessible and within 400 metres of at least one or more transport mode.
- 86.6%, 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 floodrisk zones that didn't 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		
SA 2	Culture and Heritage		
SA 3	Communities		
SA 4	Health		
SA 5	Economy		

SA MONITORING		
SA 6	Employment	
SA 7	Transport	
SA 8	Built Environment	
SA 9	Landscape	
SA 10	Biodiversity	
SA 11	Water	
SA 12	Climate Change	
SA 13	Energy	
SA 14	Land and Soils	
SA 15	Waste	
SA 16	Minerals	
SA 17	Air Quality	

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 showed that an indicator for minerals needs to be redefined (annotated in white) as it does not currently give the appropriate information necessary to assess the target.

Whilst the plan is still in the early 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, 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 at the time of writing the LDP, evidence collected through the monitoring process suggests that good progress is being made in the delivery of the majority of LDP targets 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 Council will now begin the process of statutory review and the Annual Monitoring Reports will form part of the evidence used to inform the Review Report.

It is proposed that areas that are not performing to target can be addressed without a full review of the plan. For example, how the Plan is performing in economic terms can be assessed by revisiting the performance indicators which currently focus solely on the development of employment allocations rather than the how economy related development is being delivered through the plan. Furthermore, housing targets can be reassessed in light of the latest household projections and Census data, which appears to suggest that sufficient capacity exists to meet the housing needs of the County Borough.

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 which 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, with the Council required to undertake a formal review of the LDP this year. The results of this and the previous 3 AMR's will form a significant basis to this review.

1.3 This is the fourth AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and monitors the period between 1st April 2014 and 31st March 2015. It 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.

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 plans 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 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.

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

LDP Review

- 2.9 As mentioned above, a formal review of the LDP has commenced, being 4 years after the Plan's adoption. A review of the LDP in advance of this formal 4-year review would only have taken place in exceptional circumstances and the conclusions of the previous 3 AMR's have not triggered a review. The monitoring framework for the LDP does not identify specific triggers for review for each of the Core Policies. However, (similar to the need to trigger a review), the Council

will take them into account, along with the following considerations, when making a judgement on the scale of review, whether it be a partial review or a wider revision of the plan;

- A significant change in national policy or legislation;
- A significant change in external conditions;
- 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;
- 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)

2.10 In addition to the monitoring framework outlined in the Council's LDP, the Welsh Government in LDP Wales Paragraph 4.43, requires:

'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

The findings of the AMR Monitoring Framework are fundamental in determining how the implementation and delivery of the LDP is progressing. However, 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.

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 those 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.

The following section looks specifically at those factors that influence development in Rhondda Cynon Taf. These include changes in:

- A. National policy or legislation;
- B. National statistics and policy research;
- C. External conditions;
- D. Local development context.

National Policy or Legislation

The Council needs to consider through its AMR whether changes to national planning policy have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses the issues.

Between 1st April 2014 and 31st March 2015, the following policy documents were issued by the Welsh Government:

Planning Policy Wales Edition 7 (July 2014)

The main changes contained in Edition 7 of PPW are:

Planning for Sustainable Buildings

Section 4.12 has been revised and the national development management policy on sustainable building standards has been deleted. The changes have been made as amendments to Part L of Building Regulations on energy efficiency coming into force. This means that developers no longer have to provide details and meet the minimum standard of Code 3 for sustainable home when applying for planning permission.

TAN 1- Joint Housing Land Availability (January 2015)

TAN 1 is the source of guidance for the preparation of annual Joint Housing Land Availability Studies (JHLAS). They have been a requirement since the 1980s and are used to assess the supply of housing land against the need for housing land. After consultation, the results of the review resulted in a number of significant changes. The

new guidance was used for the preparation of the 2015 Rhondda Cynon Taf JHLAS. The main changes are:

Calculating housing land supply – Housing land supply needs to be soundly based on meeting housing requirements identified in a Development Plan. Only Local Planning Authorities with an adopted Local Development Plan (LDP) or Unitary Development Plan (UDP) that is still within date will be able to undertake a JHLAS calculation and thus be able to demonstrate that they have a five-year housing land supply.

The main change to the TAN relates to the method of calculation. The residual method based on the housing requirements in an adopted plan is now the only method allowed for calculating housing land supply. The use of the past build rates method, which was based on the past performance of the building industry, is no longer permitted.

In Rhondda Cynon Taf, annual housing completions are consistently well below the annual requirement implied by the LDP housing land requirement. Under the residual method, the residual unmet need for land accumulates year on year, which requires an increasingly great step-change in house building activity to meet it. The housing requirements established during the preparation of the LDP along with an assessment of delivery will need to be considered during the LDP review to ensure that a 5 year supply is maintained once the plan is revised.

In addition there is growing concern across Wales that the majority of Councils with adopted LDPs cannot demonstrate a 5 year land supply which may suggest that the residual method needs revising.

Study preparation – As part of the review of the JHLAS and LDP monitoring processes, the period for completing the studies has been reduced from 12 months (April to March) to 8 months (January to August). This is to ensure that the most up-to-date housing land supply figure can be included in LDP Annual Monitoring Reports (AMRs), which must be submitted to the Welsh Government by 31st October each year following LDP adoption.

TAN 12- Design (July 2014) updated

TAN 12: Design, has been updated to incorporate certain key aspects of TAN 22 in relation to sustainable buildings.

TAN 15

Development Advice Maps, to be used alongside TAN 15. The 2015 Development Advice Maps (DAMs) replace the 2013 version.

The DAM maps are updated to ensure that the most accurate and up to date information on flood risk in Wales is available to Local Planning Authorities to inform their Local Development Plan site selection process and to all parties involved in preparing and determining planning applications. Changes to the maps include those designated areas which are extended, amended and contracted.

TAN 22- Is deleted in accordance with changes to new building regulations.

Planning (Wales) Bill and Positive Planning: Proposals to reform the planning system in Wales

The Planning Bill has been given Royal Assent and is now legislation. The aim of the Bill is to improve the planning system in Wales and set a positive agenda for everyone involved in the industry.

The Bill sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development. Some of the key objectives that the Bill sets out include setting out the legal basis for the preparation of National Development Frameworks and Strategic Development Plans; the directive for local planning authorities to work together and to be merged.

The introduction of the Planning Bill will have direct impacts for Rhondda Cynon Taf in the way it prepares local plans going forward. Although the Bill has not influenced the preparation of this year's AMR it will inevitably have an impact going forward. The introduction of the requirement to prepare National Development Frameworks and Strategic Development Plans will be a fundamental change for the Local Authority as the Local Development Plan will have an altered status, which will include an even more localised focus. The Bill also introduces the need for Local Authorities to work together which will also have an impact in future working.

Local Development Plans review

Following a period of a consultation changes were made to the following LDP guidance documents and secondary legislation:

- Planning Policy Wales, 2014 (Ch2: Development Plans)
- Local Development Plan Manual, 2006
- The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005

The main changes to the process includes increasing the front loading of the LDP process which will result in much more upfront information being included in the preferred strategy, including the candidate sites stage which would remove the alternative sites stage from the process. It also proposes to fully integrate the Sustainability Appraisal and Strategic Environmental Assessment into the process. The new guidance also introduces a short form LDP revision procedure which will allow a local authority to make minor changes to its plan rather than completing a full revision when it believes the plan's strategy remains sound. This is particularly pertinent for the Council as it commences the statutory revision of the plan. Other changes include fewer policy guidance documents, the removal of the need to advertise in the press and generally making the process more understandable and clearer for the public.

The implications of the revised legislation going forward will be significant for the plan making process particularly in light of the Councils requirement to prepare a review of the plan in 2015.

National Statistics and Policy Research

The 2014-15 monitoring year saw the publication of the following statistical and research documents:

Welsh Index of Multiple Deprivation (WIMD) 2014 (26th November)

WIMD is the Welsh Government's official measure of relative deprivation for small areas in Wales. It is designed to identify the small areas of Wales where there are the highest concentrations of different types of deprivation.

The Key points raised by the latest index produced in 2014 included generally that the one of the highest pockets of deprivation in Wales included the South Wales valleys along with large cities and some areas of coastal North Wales. It found that the overall conclusions of the new study were similar to that of the 2011 index and noted that 6 of the 10 most deprived output areas from the 2011 study were still in the top 10 most deprived areas in the 2014 study.

Overall in Wales the most deprived output area was St James 3, Caerphilly and the local authority with the highest proportion of lower super output areas in the most deprived 10 percent in Wales was Blaenau Gwent. Monmouthshire did not have any by contrast.

The 2014 WIMD found that 4 areas moved out of the most deprived ten areas since WIMD 2011. It is also interesting to note that all ten of the most deprived areas are in Communities First areas. What is also poignant is that the majority of the 10 most deprived LSOA are in South East Wales. There is clearly a legacy in this area and a continued need to be addressed through the LDP.

Specifically to Rhondda Cynon Taf the local authority has a total of 154 Lower Super Output Areas (LSOAs), of these 16.9% are in the most deprived 10% in Wales. Rhondda Cynon Taf also has 2 LSOA in the top 10 most deprived in Wales. The most deprived LSOA in RCT is Tylorstown, closely followed by Penywaun. Over all Tylorstown is the 5th most deprived ward in Wales and also ranking highest for income and employment. Penywaun is the 9th most deprived in Wales overall. Once again it is the Northern strategy area settlements that seem to be performing poorly and provides further support the LDP's strategy of supporting continued regeneration of the northern strategy area.

Affordable housing provision (Welsh Government October 2014)

This document quantifies figures relating to affordable housing provision in Wales 2013-14. Overall local authorities reported 2,416 additional affordable housing units were delivered across Wales. This is an increase of 18% compared with the 2012-13 figures and is a positive sign that the house building industry is improving.

The document also identifies that the number of affordable housing units delivered without capital grant funding increased by 38 per cent during 2013-14 and that Registered Social Landlords made the largest contribution to additional affordable housing in Wales, delivering 74 per cent of all additional affordable housing provision during 2013-14.

Affordable housing units delivered on land made available by the public sector rose to its highest recorded level during 2013-14, with 757 units delivered. The majority of these units (70 per cent) were delivered on land made available by local authorities.

External Conditions

UK

The UK economy is continuing to improve. The latest figures obtained from the Office for National Statistics shows that Gross Domestic Product (GDP) is estimated to have increased by 0.7% in quarter 2 (April to June) 2015 in comparison with a 0.4% increase from January to March 2015. The industries that showed the most increase in output were services which increased by 0.7% and production at 1%, construction growth remained the same, whilst agriculture decreased. In comparing GDP with the same period last year, there has been a 2.6% increase. This is a good sign that the economy is continuing to improve.

Housing

The latest housing figures show that following a relatively strong growth in 2014 the UK house price growth has been more modest in recent months have increased by 5.7% in the year to June 2015. This is a slight improvement from 5.6% in the year to May 2015. However the house price growth remains high which the ONS attribute to the strong demand for housing and the weak supply throughout the UK. The average UK house price in June 2015 was £277,000 and prices paid by first-time buyers were 5.1% higher on average than in June 2014. For owner-occupiers (existing owners), prices increased by 6.0% for the same period.

Employment

April to June 2015 there were 31.03 million people in work, this is 63,000 fewer than for January to March 2015 but 354,000 more than for a year earlier. The employment rate appears to be fluctuating but nevertheless improving overall. In the UK 22.76 million people are currently working full time and 8.27 million working part time. There are 1.85 million unemployed people (people not in work but seeking and available to work), 221,000 fewer than for a year earlier. There are 8.99 million people aged from 16 to 64 who remain economically inactive (not working and not seeking or available to work), little changed compared with January to March 2015 and with a year earlier. The above data shows that overall the UK is continuing to show economic recovery albeit fluctuating in the earlier part of 2015.

Wales

Key economic statistics for Wales published in April 2015 by the Welsh Government show that the employment rate in Wales, as estimated by the Labour Force Survey, was 69.8 per cent of those aged 16-64 during December to February 2015, this is a decrease from 70.9 per cent a year earlier, this equates to 1.39 million people in employment, a decrease of 15,000. The UK overall saw an increase in the employment rate for the same period.

In terms of unemployment, the rate in Wales was 6.2% of the economically active population between December and February 2015. This is a decrease of 0.6% from the previous year, however this does show less of a decrease than the UK overall.

There were 311,000 people employed in the public sector in Wales in the final quarter of 2014, this is down 15,000 (4.5 per cent) from a year earlier and clearly reflects the budget cuts in the public sector. Public sector employment in the UK over the same period fell by 143,000 (2.6 per cent) to 5.40 million.

Housing

During 2015-15 a total of 6955, new dwellings were started in Wales. This is an increase of 20% on the previous year and is the highest number since 2007-08. Figures from the Welsh Government on completions shows that in 2014-15 there were 6170 new dwellings completed which is a 6% rise on last year. The figure has not yet reached the pre-recession high but is showing positive signs of improving with increase seen year on year over the past two years; this is the case for the private sector and the social sector. The majority of new dwellings completed were 3 bedroom properties.

D. The Local Development Context

In order to properly understand the local context for the LDP, it is necessary to consider a range of factors which 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

Community Infrastructure Levy

Following an Examination and subsequent Inspectors report the Council implemented the Community Infrastructure Levy (CIL) on the 31st December 2014. CIL allows local planning authorities in Wales (and England) to raise funds from developers who are undertaking new building projects in their area. CIL applies to new floor space and charges are based on size and type of new development. The funds raised will go towards infrastructure that is needed to support growth, such as schools and transport improvements. The Council will be responsible for collecting the levy, co-ordinating the spending of the funds and reporting this to the community.

The following documents were added to the LDP evidence base:

Rhondda Cynon Taf Joint Housing Land Availability Studies 2014 (Published March 2015) and 2015 (Published June 2015)

The Joint Housing Land Availability Studies (JHLAS) provide detailed information on the housing land supply in Rhondda Cynon Taf. The findings of the studies indicate that there was a 2.8 year housing land supply in the County Borough on 1st April 2014 and a 2.4 year supply on 1st April 2015, compared to the requirement for a 5-year supply. The supply has fallen from 3.7 years in the 2013 study. The Council has outlined in the JHLA Study Report a number of actions intended to ameliorate the situation. The shortfall is recognised as an important factor to be taken into account at the review of the LDP this year.

Local Housing Market Assessment 2014/15 - 2019/20

The most recent Local Housing Market Assessment utilises the Welsh Government's approved methodology to assess the housing market within Rhondda Cynon Taf from 2014/15- 2019/20, thus fulfilling the Council's statutory duties in this respect. A range of information sources were utilised to feed into the assessment, including an analysis of 2011 Census data sets, the local housing registers, household projections, homelessness data, house prices, rental prices, household incomes, dwelling stock turnover and housing supply data

Overall, this Assessment revealed differences in housing market buoyancy across the County Borough; with much of Taf being relatively more prosperous and in higher demand than the rest of the locality.

Household sizes were also found to be increasingly smaller across all markets, although there was a significant contrast between what such households needed (i.e. smaller 1 bedroom units) and aspired to (i.e. larger under occupied houses).

Whilst assessing the local housing market as a whole, this study also specifically estimated the deficit of affordable housing within the County Borough. Overall, there is a net need for 185.42 affordable housing units per annum, comprising:

- **29.12 Social Rent Units** (*factoring in areas with a total surplus of 602.64 units per annum and areas with a total deficit of 631.76 units per annum*)
- **121.19 Low Cost Home Ownership Units**
- **35.12 Intermediate Rent Units**

However, these figures are **not** annual delivery targets or even the solution to the affordability issues within the County Borough. They are instead an indication of the scale of the affordable housing need and a benchmark to which the Council will work towards as far as practically deliverable. Additionally, it is important to emphasise that headline figures distort differences in sub market areas and between property types

required. Hence, more attention should be paid to the local housing need identified within this assessment on a local area basis.

Local Economic Conditions

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.

The Joint Housing Land Availability Study (JHLAS) (2015) indicated that the Council, based on the residual method, had a 2.4 year housing land supply on the 1st April 2015. The JHLAS (2014) indicated that we had a 2.8 year housing land supply on the 1st April 2014; this is a reduction from 3.7 years in 2013. The total number of housing completions for 2014-15 is 553 which is an improvement of 19 from the previous year. During 2014-15 there have been 114 affordable dwellings built which is a large increase from 2013-14.

During 2014-2015, 38,887 sqm's of major retail, office and leisure development of a total of **50,342** sqm's of such development was permitted in town centres in Rhondda Cynon Taf. In addition to retail and leisure activity, during 2014 -15 there has also been activity with a number of schemes for energy generation in Rhondda Cynon Taf. During 2014-2015, a further 9 wind turbines were installed at Mynydd Bwllfa, Hirwaun, which is within the Strategic Search Area F (SSAF). This development has a generating capacity of **22.5 MW**. Planning permission was granted for **19.01 MW** of renewable energy capacity in the form of wind turbines, all within, or within 5 kilometres of SSAF. A further **10.35 MW** of solar energy was approved within large solar farms, whilst a small scale hydro energy project was permitted, which would produce a further 36 KW of energy. A Waste Wood to energy plant was also approved within an industrial unit, which would create a further **4MW** of energy.

The impact of the global economic recession on the economy of Rhondda Cynon Taf continues to be a matter of concern to the Council despite signs of a steady recovery. A prolonged reduction in new investment in the housing and commercial markets will inevitably have an adverse impact on the delivery of some elements of the LDP. Evidence suggests however, that both the housing and commercial markets in the County Borough experienced encouraging growth.

South East Wales Valleys Local Transport Plan January 2015

The Capital Region comprises a population of over 1.4 million and extends beyond the administrative boundary of Cardiff to include the following unitary authorities - Blaenau Gwent, Bridgend, Caerphilly, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taf, Torfaen and the Vale of Glamorgan.

The Capital Region is committed to a low carbon future, which has a transport network and mobility culture that positively contributes to a thriving economy and the health and wellbeing of its citizens, and where sustainable travel is the option of choice. To achieve

this, the Capital Region requires policies and measures to address the current environmental, social and economic challenges. In particular, an estimated 24% increase in Cardiff's population during the next 25 years will result in a 32% net increase in traffic levels and a 20% increase in the number of residents commuting to work. This can be contrasted with the disparities in income, health and economic activity that exist in the northern parts of the Capital Region.

Across the Capital Region, efficient and effective transport networks are critical to the success of achieving the Welsh Government's Programme for Government Priority Areas such as targeted investment, supporting economic growth, reducing economic inactivity, tackling poverty and encouraging safer, healthier and sustainable travel. This can be done by:

- Providing new transport capacity to cope with future demand
- Improving accessibility and connectivity, and reducing journey times between key settlements within South East Wales
- Improving access to a wider range of job opportunities by increasing the coverage of public transport, particularly for cross-valley journeys
- Expanding the effective labour market catchment for businesses, enabling local companies to recruit from a wider skills base
- supporting the growth of business clusters in the larger urban centres (for example, around the designated Enterprise Zones), helping to stimulate competition and innovation
- Ensuring that additional travel demand does not impose costs on businesses through increased congestion and crowding
- Enhancing facilities that support our key airport, ports and freight terminals

The LTP sets down the vision and objectives for transport in the SE Wales Valleys area and provides a short and long term programme of interventions to work towards achieving these goals. The short-term programme sets down those schemes that are priorities for the next 5 years up to 2020. The longer-term programme identifies aspirations up to 2030.

Public and Private Sector Funding and Investment

Vibrant & Viable Places Programme

Rhondda Cynon Taf received grant approval of £6.480 million from Welsh Government's Vibrant and Viable Places Regeneration Framework towards a programme of regeneration activity in the settlement area of Pontypridd.

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 400 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.

OTHER PROJECTS

- **Pontypridd Lido Restoration** has transformed and brought back into use the derelict; disused Grade 2 listed Lido in Ynysangharad Park, Pontypridd as a high quality regional visitor attraction.
- **Aberdare Townscape Heritage Initiative** is renovating, restoring and improving vacant and derelict commercial buildings in the town centre of Aberdare.
- **Town Centre Partnership** funding is bringing traders and stakeholders together in Aberdare and Porth Town Centres to develop a partnership approach to improving the commercial environment.
- **Business Improvement District** feasibility funding is bringing local businesses and other stakeholders together in Pontypridd Town Centre and exploring ways to improve the local trading environment.

This chapter has identified a number of key contextual changes in national and local planning guidance as well as in the broader economic and social climates There are

various issues identified that will need to be considered further when the review is undertaken.

4 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2015 AMR is the fourth monitoring report to be prepared since the adoption of the Rhondda Cynon Taf LDP and therefore 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. Although 4 years can be considered a relatively short period of time in the development process and in comparison to the plan period itself, this fourth AMR allows for the identification of emerging patterns of development and issues.

4.2 This section of the report will firstly set out the Core and Local Output Indicators along with their Monitoring Results for 2013-2014. 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) (2015) indicated that Rhondda Cynon Taf had housing land on the 1/04/15 to last 2.4 years, compared to the requirement for a 5 year supply. The JHLAS (2014) indicated that RCT had a 2.8 year housing land supply on the 1/04/14
CI 2	Number of net additional affordable and general market dwellings built in the Plan area per annum	<p>Total housing completions (affordable and market)</p> <p>2014/15 - 553 2013/14 – 534 2012/13 – 414 2011/12 - 357 2010/11 - 462 dwellings</p> <p>Affordable housing completions (excluding market)</p> <p>2014/15 – 114 (there were a further 4 affordable units through renovating existing dwellings)</p> <p>2013/14 – 75 (there were a further 7 affordable units created through renovating existing dwellings and another 9 units provided within a new-build hostel). 2012/13 – 77 2011/12 - 39 2010/11 - 78 dwellings</p> <p>Market housing completions (excluding affordable)</p>

		2014/15 – 439 2013/14 – 459 2012/13 – 337 2011/12 – 318 2010/11 - 384 dwellings																																										
CI 3	Net employment land supply/development per annum	The LDP employment land supply is 98 hectares of which 0 hectares were developed during 2014 - 15																																										
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 2014-15 (of a total of 841 hectares – NB, this total has been corrected from previous AMR's);</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>109.5</td> <td>13%</td> </tr> <tr> <td>Totals to date</td> <td>191.24ha</td> <td>22.74%</td> </tr> </tbody> </table> <p>All residential development permitted on residential allocation sites 2014-15 (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>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> <tr> <td>2012 – 2013</td> <td>5.37 / 151</td> <td>1.39% / 1.64%</td> </tr> <tr> <td>2013 - 2014</td> <td>19.38 / 531</td> <td>5.02% / 5.77%</td> </tr> <tr> <td>2014 - 2015</td> <td>50.58 / 950</td> <td>13.1% / 10.32%</td> </tr> <tr> <td>Totals to date</td> <td>117 / 2,465</td> <td>30.31% / 26.79%</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	109.5	13%	Totals to date	191.24ha	22.74%		Size (ha)/Units	% Allocated Land/ % Allocated Units	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%	Totals to date	117 / 2,465	30.31% / 26.79%
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			<p>The 109.5 hectares permitted on allocated sites during 2014-2015 is 51.65% of the overall total of 212 hectares of development permitted during the year.</p> <p>The 950 dwellings permitted on allocated sites during 2014-2015 equates to 53.25% of the overall total of 1,784 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 is 19 dph. This is a gross area figure and takes into account considerable undeveloped and open space areas on the former Cwm Coking Works site.	
CI 6	Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum		During 2014-2015, 78.3%, or 166 hectares of a total of 212 hectares of development permitted, was on previously developed land. A further 3.4% or 7.1183 hectares was permitted on/within existing premises. For information, of the further 39 hectares permitted on greenfield land over the year, 24 hectares were for renewable energy (wind and solar) schemes.	
CI 7	Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a % of all major retail, office and leisure development permitted. (Amended indicator as agreed)	2014 -2015;	During 2014-2015, 38,887 sqm's of major retail, office and leisure development of a total of 50,342 sqm's of such development was permitted in town centres in Rhondda Cynon Taf. This equates to 77% of the total.	
CI 8	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in CI and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2i-v)		During 2014-15, no highly vulnerable development was permitted in C2 floodrisk zones that didn't meet all TAN 15 tests.	
CI 9	Amount of greenfield and open space lost to		During 2014-15, planning permission was granted for the development of 39.8414 hectares of greenfield land	

	development (ha) which is not allocated in the development plan	and 0.002 hectares of open space which is not allocated in the LDP. It should be noted that for the monitoring process, open space was classed as all open land within the settlement boundaries. Also, as mentioned above, of these 39.8 hectares of greenfield permissions, 34.5 hectares were for renewable energy (wind and solar) schemes.
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 2014-15, 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 2014 – 2015.
CI 12	The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum	During 2014-2015, a further 9 wind turbines were installed at Mynydd Bwllfa, Hirwaun, which is within the Strategic Search Area F (SSAF). This development has a generating capacity of 22.5 MW . During 2014 -15, planning permission was granted for 19.01 MW of renewable energy capacity in the form of wind turbines, all within, or within 5 kilometres of SSAF. A further 10.35 MW of solar energy was approved within large solar farms, whilst a small scale hydro energy project was permitted, which would produce a further 36 KW of energy. An approval for a Waste Wood to energy plant was also approved within an industrial unit, which would create a further 4MW of energy.

Local Output Indicators		Monitoring Results
LI 1	Number of dwellings permitted annually outside the defined settlement boundaries	53 dwellings were permitted outside the defined settlement boundaries during 2014 -15. Of these, 39 accorded with policy AW3 of the LDP, relating to exception sites for affordable housing in the countryside. Another 6 were in accordance with policy NSA12, another was a replacement of a structurally unsound property and lastly a barn conversion was permitted.
LI 2	Number of affordable dwellings provided annually on rural exception sites throughout Rhondda Cynon Taf	No affordable dwellings were permitted on rural exception sites in Rhondda Cynon Taf during 2014 – 15.
LI 3	Average house price in Rhondda Cynon Taf per annum	The average actual house sales price in the County Borough during 2014/15 monitoring year was £112,905, up from £109,470 in 2013/14. (Source– Land Registry).
LI 4	Amount of affordable housing provided by Social Housing Grant per annum	77 affordable houses were funded by Social Housing Grant during 2013-14
LI 5	% of employment land lost to alternative uses per annum	No employment land was lost to alternative uses during 2014-15.
LI 6	Total convenience/ comparison retail floorspace developed per annum	No new convenience/comparison floorspace was developed during 2014-2015.
LI 7	Annual vacancy rates for each Principal Town and Key Settlement	The Town Centre Retail Survey 2015 indicated annual vacancy rates for each of the Principal Towns and Key Settlements during 2014-15 as follows: Aberdare 9.0% Pontypridd 8.7% Llantrisant / Talbot Green 1.7% Ferndale 10.9%

		<p>Hirwaun 9.5%</p> <p>Llanharan 0%</p> <p>Mountain Ash 18.3%</p> <p>Porth 14.2%</p> <p>Tonypandy 19.7%</p> <p>Tonyrefail 13.5%</p> <p>Treorchy 6.8%</p> <p>The overall vacancy rate for these centres combined during 2013 – 14 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 2014-15 for non-retail uses in primary shopping frontages. However, permissions for 18 flats were approved in upper floors of 3 buildings within the Pontypridd primary shopping frontage.
LI 9	Number of highway, roads, public transport and walking and cycling schemes implemented per annum	No further cycle routes were completed during 2014 – 15.
LI 10	Proportion of new housing, employment and retail development accessible by a range of transport modes per annum	<p>99.89% of all new houses permitted during 2014 –15 are accessible and within 400 metres of at least one or more transport mode.</p> <p>86.6% (13 of 15), of all new employment permitted is accessible and within 400 metres of one or more transport mode.</p> <p>All new retail permitted (22 of 22) is accessible and within 400 metres of one or more transport modes.</p>
LI 11	The number of SINC affected by development and the number of mitigation schemes secured annually (amended indicator as agreed).	6 SINC have been affected by proposed development permitted during 2014-2015, with all these subject to agreed mitigation schemes.
LI 12	Annual recycling / reuse/composting rates	<p>The recycling/reuse/composting rates for 2014-2015 were as follows;</p> <p>Recycled – 42.23% (LWMT010ii)</p> <p>Reused – 0.56% (LWMT010i)</p> <p>Composted – 11.28% (LWMT010iii)</p>

		Energy Recovery - 15.00% (LWMT012) Landfilled– 34.98% (WMT004b)
LI 13	Amount of mineral deposits sterilised by new development annually	<p>The amount of mineral deposits potentially sterilised by new development during 2014-2015 was as follows:</p> <ul style="list-style-type: none"> • Sandstone 5.8 hectares (associated with a barn conversion) • Sand and Gravel 0 hectares • Limestone 0 hectares • Coal 0 hectares <p>In accordance with Mineral Planning Policy Wales, 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 which were already effectively sterilised on account of existing property (having the above characteristics), would not be taken into consideration when calculating the scale of the deposit affected.</p>
LI 14	Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of Strategic Sites	Pre-application discussions and /or masterplanning exercises have taken place in respect of the Strategic Sites at the Former Phurnacite Plant, Robertstown / Abernant, Land South of Hirwaun, the Former Maerdy Colliery site and the Former Fernhill Colliery site during 2014-15.
LI 15	Planning permission granted for Strategic Sites	<p>Outline planning permission has been granted on the former Cwm Coking Works site, for the demolition of structures, site and coal tip restoration and the development of 851 houses and primary school.</p> <p>There has been a further outline permission for a new town centre at Mwyndy, alongside the superstore and infrastructure permitted last year. This includes a retail development of all A1, A2 and A3 uses, cinema complex, hotel as well as some residential use.</p> <p>Since the end of the monitoring period, it has been determined that the previous resolution to approve an application (hybrid application of part full and part outline) for a mixed use development at Llanillid would be subject to CIL. Accordingly planning permission is</p>

		<p>granted for the development, with new housing of up to 1850 dwellings, a new village/district centre (comprising a new primary school, medical/health centre, community uses, up to 2,000sq.m. foodstore, shops, small offices and a pub/cafe).</p> <p>In May 2015, permission was also granted for a supermarket on the Hirwaun Strategic Site and for a supermarket on the Robertstown Strategic Site.</p>
LI 16	Annual rate of residential and/or commercial development on Strategic Sites	<p>Prior to April 2012, 47 dwellings had been built on the Strategic Site at Llanilid. A further 64 dwellings were built during 2012-13 and 25 during 2013–14. No further dwellings were completed on the site during 2014-15, although construction began on another section of the site for 104 dwellings.</p>
LI 17	Annual provision of local centres, primary schools, open space and biodiversity management schemes on Strategic Sites	<p>Biodiversity mitigation has been implemented and is ongoing in association with the opencast operation on the Hirwaun Strategic Site. The town centre and specifically the supermarket application on the Mwyndy Strategic Site also include proposals for the mitigation of the Pant Marsh area.</p>
LI 18	Annual provision of highway and utility infrastructure on Strategic Sites	<p>The access point for the new Mwyndy/Talbot Green town centre has been implemented.</p>
LI 19	Implementation of Regeneration Strategies during 2010-2021	<p>In 2014 – 15, further elements of the Aberdare and Pontypridd Regeneration Strategies were implemented.</p>

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 2014-15, 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>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 1,600 new dwellings have been built in the NSA since the start of the plan period in 2006.</p> <p>During 2014-15, the Council approved 306 new houses in the Northern Strategy Area.</p>				General Market	Affordable	Total	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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Only an individual dwelling was permitted on an allocated housing site in the NSA during 2014 – 15, with the density therefore not having a true meaning for the indicator. (CI 5)

To date, planning permission has been granted and development taken place on the following allocated sites: (CI 4)

- NSA 9.4 - Site including the Old Brickworks, Old Dairy and tipped land rear of Birchwood, Llwydcoed;
- NSA 9.11 - Gwernifor Grounds, Mountain Ash.

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

- NSA 9.10 – Land to the end of Godreaman Street, Godreaman (Outline);
- NSA 9.18 – Llwynypia Hospital (Outline).

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

- NSA 9.9 – Ynyscynon Farm, Cwmbach (Outline), currently at appeal;
- NSA 9.15 - Old Hospital Site and School Playground, Treherbert;
- NSA 9.20 – Land at Dinas road/Graig Ddu Road, Dinas.

Appendix 1 – Status of Allocations provides an update in respect to 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 2014-15, of all land permitted for development throughout the County Borough (212 hectares), 78.3% or 166 hectares was previously developed land. A further 3.4% or 7.1 hectares was existing premises, whilst 18.4% or 39.8 hectares of permissions were on greenfield land. There was just 20 sqm's of development on open space (for a small spectator stand). (CI 6). Of these 39.8 hectares of greenfield land, 24 hectares were for renewable energy (wind and solar) schemes, although none of it was allocated land.

Of all the developments permitted on land within the NSA in 2014-15, (totalling 29.41 hectares), 12.5 hectares or 42.5% were on previously developed land. A further 2.7 hectares or 9.3% of permissions were on or within existing premises. 14.2 hectares or 48.3% of the permissions were on greenfield land, although 14.15 hectares or 99.6% of these permitted greenfield developments in the NSA were for renewable wind and solar

energy schemes. There was just 0.002 hectares or 0.007% permitted on open space. These figures remain the same when allocated sites are excluded from the calculations relating to greenfield land and openspace (CI 9).

During 2014-15, no highly vulnerable development was permitted in C2 floodrisk zones that didn't meet all TAN 15 tests. (CI 8)

During 2014-2015, a further 9 wind turbines were installed at Mynydd Bwllfa, Hirwaun, which is within the Strategic Search Area F (SSAF), and within the NSA. This development has a generating capacity of **22.5 MW**.

A further three separate wind turbines were permitted in the NSA with a capacity of 1.5 MW of energy. A large solar farm was approved in the NSA, crossing into a neighbouring authority with a capacity of 5.5MW in RCT, whilst a further renewable energy-from-waste in-building proposal has been approved with a 4.0 MW capacity (CI 12).

2 SINC have been affected by developments permitted in the NSA during 2014-15, both of these are subject to agreed mitigation schemes (LI 11)

Economic Activity

There was a resolution to approve an outline application for a retail store on the local centre element of the Hirwaun Strategic site during 2013-14. This outline planning permission was issued in May 2015. Planning permission was granted for a supermarket on the Robertstown strategic 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.

The Council also resolved to approve a new college on this lower part of the site in July 2015. Although it is not specifically an employment use class, (as per the allocation), it is considered that it will provide significant numbers of new jobs for those working in the college whilst also contributing to the training and developing of skills of the local population.

Further information is given regarding these issues in the relevant analysis of results for CS6 and CS7 below. Further information on any proposals for such allocations is also detailed in Appendix 1 – Status of Allocations.

The employment allocation NSA14.2 – North of Fifth Avenue, Hirwaun Industrial Estate has previous consent for a waste use for the whole of the 4.17 hectare site, which complies with the policies of the LDP.

Sustainable Transportation / Accessibility

During 2014-15, no further allocated transportation schemes were permitted or implemented in the NSA. (LI 9).

Listed below are those completed to date:

- NSA 21.3 - Expansion of existing park and ride facilities, Robertstown;
- NSA 23.3 - The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate.

Some progress has been made regarding further allocated schemes, primarily in relation to their inclusion in the South East Wales Valleys Local Transport Plan. Several have been subject to initial traffic studies and this and further detail in relation to the transportation allocations may be seen in Appendix 1 – Status of Allocations.

During 2014-15, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.89% of all new houses permitted during 2014 –15 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 and all new retail permitted (22 of 22) 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 2014-15. (LI 19)

Comment

The monitoring targets for Policy CS1 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, 15 allocations have either been implemented, subject to planning consent or part of the allocation has been permitted. This equates to **33%** 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 is going to be relatively slow, particularly on large residential allocations. However, it is clear that there is a continued delivery of new houses in the NSA, both market and affordable, with 1,600 dwellings built here since the start of the plan period in 2006, 177 during the 2014-15 period and 306 dwellings approved throughout the year. Pre applications discussions for bringing forward and masterplanning Strategic Sites in the north are progressing well, with elements of them already with permission. The Council believes that the significant investment from both the public and private sector which 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 system is now also in place in RCT. It was determined that there would be no charge for residential development in the NSA, which it is anticipated will encourage further investment here.

It is nevertheless acknowledged that this broad monitoring of policy CS1 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 chapter. However, it remains the Council's view that the situation can be ameliorated without immediate intervention at this stage or sufficient progress can take place in the latter part of the adopted LDP plan period not to require direct intervention. Accordingly, the performance status is considered to be amber. The rate of delivery will be assessed as part of the review of the LDP.

POLICY:	OBJECTIVE:	RELATED POLICIES:																								
CS 2 - Development in the South	1, 2, 4, 5, 6 & 8	SSA 1 to SSA 27																								
TARGET:	MONITORING TARGET:																									
To ensure sustainable growth in the Southern Strategy Area that benefits Rhondda Cynon Taf as a whole over the Plan period	ADOPTION: None																									
	2015: 40% of allocations																									
	2021: 100% of allocations																									
PERFORMANCE:																										
CORE AND LOCAL OUTPUT INDICATORS:																										
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19																										
ANALYSIS OF RESULTS:																										
<p>The objective in the Southern Strategy Area (SSA) is to ensure sustainable growth takes place in a manner that benefits Rhondda Cynon Taf. In order to deliver sustainable growth it is necessary to manage residential and commercial growth in the SSA in a manner that balances the economic potential of the area within its environmental capacity. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:</p> <p>Housing</p> <p>Below are the house building completion figures in the SSA for 2014-15, showing previous years completions for comparative purposes;</p> <table border="1"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>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 2,476 new dwellings have been built in the SSA since the start of the plan period in 2006. (CI 2)</p> <p>During 2014-15, the Council approved 1,478 new houses in the Southern Strategy Area.</p> <p>The average density of dwellings given permission on allocated sites in the SSA during</p>				General Market	Affordable	Total	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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2014-15 was 19 dph, below the level stated in policy SSA 11. This is a decrease in density from the level of 27dph last year and 34.dph the year before. However, this year's figure is primarily related to the permission on the Cwm Coking Works Strategic Site for 851 dwellings, which also however includes considerable areas of formal and informal public open space and other undeveloped areas of land interspersed within the development. (CI 5)

To date, planning permission has been granted and development taken place on the following allocated sites: (CI 4)

- SSA 9 - Former OCC Site, Llanilid (part);
- 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 10.18 – Land South of the Ridings, Tonteg and East of Station Road, Church Village.

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

- SSA 7 - Former Cwm Colliery and Coking Works, Tyn-y-Nant, Pontypridd
- SSA 8 – Mwyndy/Talbot Green
- SSA 9 – Former OCC Site, Llanilid – remainder of site (agreed by Council on 16th July 2015 that the resolution to approve subject to S106 would now be subject to the CIL process)
- SSA 10.3 - Collenna Farm, Tonyrefail;
- SSA 10.5 – Site of the former Hillside Club, Tonyrefail (outline):
- SSA 10.7 – Land at Gwern Heulog, Coed Ely;
- SSA 10.17 – Glyntaff Farm, Rhydyfelin.

Planning applications on the following allocated sites are subject to determination:

- SSA 10.2 - Trane Farm, Tonyrefail;
- SSA 10.16 - The Link Site, Pen-yr-Eglwys, Church Village.

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 2014-15, of all land permitted for development throughout the County Borough (212 hectares), 78.3% or 166 hectares was previously developed land. A further 3.4% or 7.1 hectares was existing premises, whilst 18.4% or 39.8 hectares of permissions were on greenfield land. There was just 20 sqm's of development on open space (for a small spectator stand). (CI 6). Of these 39.8 hectares of greenfield land, 24 hectares were for renewable energy (wind and solar) schemes, although none of it was allocated land.

Of all the developments permitted on land within the SSA in 2014-15, (totalling 183.56 hectares), 153.51 hectares or 83.63% were on previously developed land. A further 4.39 hectares or 2.39% of permissions were on or within existing premises; 25.66 hectares or 13.98% were on greenfield land, although 20.32 hectares or 79.19 % of this greenfield land in the SSA is for renewable wind and solar energy (CI 6). These figures remain the same when allocated sites are excluded from the calculations relating to greenfield land (CI 9).

During 2014-15, no highly vulnerable development was permitted in C2 floodrisk zones that didn't meet all TAN 15 tests.(CI 8)

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

However, 7 further wind turbines were approved in the SSA with a generating capacity of 17.5 MW. A large solar farm was also approved here, with a capacity of 4.86 MW. Smaller renewable wind and hydro schemes were permitted in the SSA with a further generating capacity of 0.0465 MW (CI 12).

3 SINC have been affected by proposed development permitted in the SSA during 2014-2015, with all of these subject to agreed mitigation schemes. (LI 11)

Economic Activity

During 2014-15, planning permission has been granted for a new Talbot Green town centre on the retail element of the Strategic Site allocation at Mwyndy/Talbot Green. This will include a range of retail and leisure uses and will sit alongside the previously approved supermarket. There were no further developments permitted on allocated employment or retail sites in the SSA during 2014-15. 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 be noted that the 2 hectare retail allocation - SSA 15.1 at Brown Lennox is fully developed and operational.

Sustainable Transportation / Accessibility

During 2014-15, no further allocated transportation schemes were permitted or implemented in the SSA: (LI 9)

Listed below are other schemes completed to date:

- SSA 21.6 - Pontypridd to Tonyrefail via Llantrisant; sections 1 and 2 are now complete, and the third section is subject to planning permission.
- SSA 20 - Taffs Well Station Park and Ride;
- SSA 21.1 - Treforest Connect 2 and SSA 21.2 - Extension of Connect 2 scheme to

Pontypridd, are in effect one scheme and are fully complete and operational;

- SSA 21.3 – Maesycoed to Porth Cycle route;
- SSA 21.4 – Glyntaff to Nantgarw.

Some progress has been made regarding further allocated schemes, primarily in relation to their inclusion in the South East Wales Valleys Local Transport Plan. Further detail in relation to the transportation allocations may be seen in Appendix 1 – Status of Allocations.

Current progress regarding other allocated schemes may be seen in further detail in Appendix 1 – Status of Allocations.

During 2014-15, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.89% of all new houses permitted during 2014 –15 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 and all new retail permitted (22 of 22) is accessible and within 400 metres of one or more transport modes.

Regeneration

Further elements of the Pontypridd Town Centre Regeneration Strategy were being implemented during 2014-15. The regeneration programme will result in an investment of £14m in commercial property and public realm improvements in the town centre during 2010-15. (LI 19)

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 a continued delivery of new houses in the SSA, both market and affordable, with 2,476 dwellings built since the start of the plan period, **376** during the 2014-15 period and **1,478** dwellings approved through the year. These are positive results particularly given the challenging economic conditions.

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	ADOPTION: None	

and/or B2 of employment land, visitors centre and area of informal recreation	2015: Submission of application
	2021: Development Complete
PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
LI 14, LI 15, LI 16, LI 17 and LI 18	
ANALYSIS OF RESULTS:	
<p>Although the site has been subject to partial land reclamation, public funding is required to reclaim the major elements of the Former Maerdy Colliery Site. Discussions have taken place between the Council and the Welsh Government about the availability of funding. The Council is exploring the potential for private funding, including the use of community revenues from wind turbines, to help progress proposals. Indeed, on the 9th July 2015, an approval was made by the Council for the construction of 3 large wind turbines on the mountain top above the Strategic Site. As part of this proposal, considerable engineering works will be carried out to allow access to the windfarm and in doing so will significantly improve access into the Strategic Site and to 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.</p> <p>Although the employment allocation has not yet been delivered, it is considered that the site is making good progress and will be delivered during the plan period.</p> <p>The Council remains confident that the monitoring targets are being met.</p>	

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

ANALYSIS OF RESULTS:

There was continued interest and pre-application discussion for mixed employment and residential uses on the site during 2014-15, although in discussing proposals for this site, issues have arisen relating to its current viability.

The Council will continue to monitor the status of the site although it is acknowledged that the target may not be met in the near future. There has nevertheless been interest for developing the site for leisure and tourism purposes. It is therefore accepted that in order for this site to come forward for development, appropriate intervention options should be considered.

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, the site owners (Coal Products Limited) and the Welsh Government who control the access into the site. Significant investment has already been made in remediating the site. An initial masterplan and brief for the site has been produced.</p> <p>The landowner of the site would like to start to bring the site forward for development however access is required over Welsh Government land which at present has not been granted. It is uncertain if intervention is required at this time due to the need to resolve the land ownership issue which ultimately will affect the sites delivery. If this can be resolved successfully then the Council is confident that the site will be delivered.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
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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 Council also resolved to approve a new college on this lower part of the site in July 2015. Although it is not specifically an employment use class, (as per the allocation), it is considered that it will provide significant numbers of new jobs for those working in the college whilst also contributing to the training and developing of skills of the local population.</p> <p>There have been pre-application discussions with the new owners of the wider Abernant residential elements of the Strategic Site, with the hospital buildings now demolished and cleared. However, an application has not yet been forthcoming.</p> <p>Nevertheless, the interest shown in the remainder of the site is such that the Council is confident that the monitoring targets will be met without intervention.</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,	ADOPTION: None	

36 hectares of employment, a new primary school, 2000m ² retail floorspace, medical/community centre and area of informal recreation	2015: Planning permission / implementation of development
	2021: Development complete
PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
LI 14, LI 15, LI 16, LI 17 and LI 18	
ANALYSIS OF RESULTS:	
<p>There has been an approval of an outline application for 2,000m² retail development within the local centre element of the site. It is anticipated that the determination of this application will provide more certainty on the ability of other parts of the Strategic Site to come forward.</p> <p>Further pre-application discussions have taken place with regards to 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 to take forward its development. Work is currently taking place on a feasibility scheme to prepare a masterplan for the site.</p> <p>The substantial advancement of the pre-extraction of minerals here will allow for this development to come forward in accordance with the phasing strategy of the site.</p> <p>The Council is confident that the monitoring targets are being met.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.6 – Cwm Colliery and Coking Works	1, 2, 4, 5, 7 & 10	SSA 7
TARGET:	MONITORING TARGET:	
The construction of between 800-950 dwellings, 1.9 hectares of employment, a new primary school and area of informal recreation	ADOPTION: None	
	2015: Submission of planning application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		

There has been an approval of an outline application on the site for the demolition of the existing structures, (retention of listed towers), 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.

The initial monitoring target has been met and the Council is confident that the final monitoring target will be met.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.7 – Mwyndy/Talbot Green Area	1, 2, 4, 5, 7 & 10	SSA 7
TARGET:	MONITORING TARGET:	
The construction of 500 dwellings, 15 hectares of employment, 23,400m ² new retail floorspace, 10,000m ² of leisure floorspace, a primary school, library/community facility and area of informal recreation	ADOPTION: Planning permission B1 & residential Development	
	2015: Submission of planning application and implementation of development	
	2021: Development completed	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>There is a full approval for a superstore within the proposed town centre element of the strategic site, along with the infrastructure for the wider new town centre. This town centre was given outline consent over the monitoring year and comprises A1 retail space, A2 financial and professional service space, A3 food and drink space, B1 office space, a cinema, hotel, carparking and related infrastructure.</p> <p>It is anticipated that the determination 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. There has been some early pre-application discussion on the residential element of the site.</p> <p>Certain elements of the initial monitoring target have been met, whilst the Council is confident that the remaining targets will be met.</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:		
<p>Detailed pre-application discussions have taken place in respect of this site over a considerable period of time and significant investment has been made in and around the site.</p> <p>A section of the site has consent for 243 dwellings and is being developed, with most of these dwellings completed. There is also a resolution to approve a comprehensive 'hybrid' planning application (full and outline) on the remainder of the site, which now awaits the signing of a section 106 Agreements and CIL process. This proposal comprises of up to 1,850 dwellings and a neighbourhood centre, (including community & leisure facilities, primary school, retail and commercial floorspace). Other elements in the proposal include highways infrastructure, strategic landscape areas and public open space.</p> <p>Certain elements of the initial monitoring target have been met, whilst the Council is confident that the remaining targets will be met.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 4 – Housing Requirements	1 & 9	CS 3, AW 1, NSA 5, NSA 7 – 9 & SSA 7 - 10
TARGET:	MONITORING TARGET:	
Land will be made available for the construction of 14,385 new dwellings over the Plan period.	ADOPTION: 1751 Dwellings	
	2015: 8631 Dwellings	

	2021: 14,385 Dwellings																																									
PERFORMANCE:																																										
CORE AND LOCAL OUTPUT INDICATORS:																																										
CI 1, CI 2, CI 4 , CI 6 and LI 1																																										
ANALYSIS OF RESULTS:																																										
<p>Policy CS 4 requires the provision of land for the development of 14,385 new dwellings over the plan period. The current Joint Housing Land Availability Study (2015), indicates that Rhondda Cynon Taf has a 2.4 year housing land supply on the 1st April 2015 down from 2.8 year supply the previous years in 2014. (CI 1)</p> <p>Shown below are the dwelling completion figures for Rhondda Cynon Taf from 2010 through to 2014-15:</p> <table border="1" data-bbox="159 851 1197 1153"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <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> <p>Taking these and previous completions into consideration, an overall total of 4,076 new dwellings were built in Rhondda Cynon Taf since the start of the plan period in 2006. (CI 2)</p> <p>During 2014-15, the Council approved 1,784 new houses in Rhondda Cynon Taf.</p> <p>The chart 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)</p> <p>NB. It should be considered that these total calculations do not include the recent resolution to approve, (subject to CIL and S106 arrangements), the 1,851 dwellings at Llanillid Strategic Site.</p> <table border="1" data-bbox="319 1612 1149 1993"> <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> <tr> <td>2012 – 2013</td> <td>5.37 / 151</td> <td>1.39% / 1.64%</td> </tr> <tr> <td>2013 - 2014</td> <td>19.38 / 531</td> <td>5.02% / 5.77%</td> </tr> </tbody> </table>					General Market	Affordable	Total	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		<i>Size (ha)/Units</i>	<i>%Allocated Land/ %Allocated Units</i>	Up to 2011	30.76 / 589	7.96% / 6.4%	2011 – 2012	10.98 / 244	2.84% / 2.65%	2012 – 2013	5.37 / 151	1.39% / 1.64%	2013 - 2014	19.38 / 531	5.02% / 5.77%
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2014 - 2015	50.58 / 950	13.1% / 10.32%
Totals to date	117 / 2,465	30.31% / 26.79%

The 531 dwellings permitted on allocated sites during 2013-2014 equates to 54.80% of the overall total of 969 dwellings permitted during the year.

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 2014-2015 AMR period was 19 dph. Although this is considerably below the required density, this is a gross area figure and takes into account considerable undeveloped and open space areas on the former Cwm Coking Works site, (which can't easily be disaggregated from the residential layout there). (CI 5)

Although below the annual target figure, the construction rate during 2014-15 represents a continued increase on previous years' building activity, of 3.6% on last year's total or a 33.6% increase on that for 2012-13. It is further evidenced that there is a continued delivery of new houses in Rhondda Cynon Taf, both market and affordable, with 4,076 dwellings built since the start of the plan period. 553 of these were built during the 2014-2015 AMR period whilst 1,784 dwellings were approved.

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 housebuilding activity has improved with the economic climate, it is becoming more important to reconsider the housing land requirement as well as land supply issues.

The result of the Joint Housing Land Availability Study (2015) illustrates an issue with medium-term land availability, since it indicates that there is sufficient housing land to last for only 2.4 years (reduced from 2.8 years in 2014), 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). However, 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 housebuilding 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.

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 4,076 have been completed during the plan period to date.

It is considered that recent permissions by the Council over the past year of 1,784 during the monitoring year and a further 1,851 on Llanillid Strategic Site in July 2015 will allow for greater variety of options for housebuilders in the County Borough. Furthermore, a buoyant housebuilding market in the Llanharan and Llantrisant areas, where much of these permissions have been given, will result in a further significant increase in housing completions over the next few years.

However, 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. It is considered that the forthcoming review of the LDP will form the basis of the necessary intervention in the delivery of housing through this plan led process. One such avenue of intervention may well be the analysis and interpretation of the updated Household Projections issued by Welsh Government in February 2014. For example, 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 500 dwellings per year.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 5 – Affordable Housing	1, 6 & 10	AW 3, NSA 11 & SSA 12
TARGET:	MONITORING TARGET:	
To provide 1770 affordable homes in Rhondda Cynon Taf over the Plan period.	ADOPTION: 237 Dwellings	
	2015: 1062 Dwellings	
	2021: 1770 Dwellings	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 2, CI 4, LI 1, LI 2, LI 3 and LI 4		

ANALYSIS OF RESULTS:

Policy CS 5 seeks the provision of 1,770 affordable homes over the LDP period. During 2014-15, 114 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 603. A further 251 affordable units were approved during 2014/15.

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 CS4 above, it is considered that as the economy recovers and further housebuilding 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.

Again, however, the Council recognises that the targets are not quite being met, and that forms of intervention may be required. As part of the review of the LDP which will commence this year, the provision and delivery of housing and affordable housing will be comprehensively evaluated. Furthermore, the review will also evaluate the current need for market and affordable housing, again using the updated household and population projection alongside the Local Housing Market Assessment.

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

hectares for local employment purposes. None of these employment allocations were developed during 2014-15 and none were lost to alternative uses. (CI 3).

Full planning permission remains valid for a sustainable waste resource recovery and energy production plant on the allocated employment site NSA 14.1 at Hirwaun Industrial Estate. This scheme includes a combined heat and power plant with capacity of 20 MW.

Furthermore, throughout the monitoring period there were some significant planning permissions granted for employment use, as well as many medium and smaller permissions. Firstly, this included a 16 hectare mixed use B1 and residential development at Parc Eirin, Tonyrefail, approximately half of this site will be for the light industrial use. There was also an approval for a major office building on a 3.5 hectare extension site to the Pencoed Technology Business Park, whilst there have been two large extensions, (in the form of mixed use/depot developments), to Llantrisant business park, on sites totalling 2.6 hectares. A further large, vacant industrial unit on a 0.8 hectare curtilage site at Hirwaun Industrial Estate has also been given permission for a change of use into a renewable energy generation production facility.

In addition to the allocated sites, the Council annually monitors the 103 operating employment sites across the County Borough, which consist of approximately 1,550 primarily B1, B2 and B8 employment units. As well as ensuring the ability of new sites to come forward, the LDP also plays a key role in protecting and managing these sites. The monitoring process indicated that there was an average vacancy rate of employment units of 14% across these operating sites. Some of these sites also have considerable areas of cleared or undeveloped land within them for further new development opportunities.

In allocating 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, SSA8 along with the employment allocation at Coedely, SSA14.1 (both owned by the Welsh Government) are located in what is considered the most desirable locations in the County Borough. The reasons for them not coming forward for development are not specifically known, although it may be in part due to the economic downturn and in part due to land ownership issues.

The major employment allocation as part of the Hirwaun Strategic Site, NSA 8 is meanwhile dependent on the timing of the opencast being completed, but, as stated above, active processes are in place to see the site masterplanned for its future development. It is hoped that the completion of the mining will coincide with the construction of the dualled A465 Heads of the Valley dualling scheme – a massive Welsh Government investment in the northern valleys area – with the site then being a key enabler for economic regeneration in the area.

The Council again acknowledges that the specific target is not being met with regards to the delivery of our allocated employment land. That is not to say that there is considerable, encouraging economic activity on our existing employment sites. This is in the form of the continued creation of new business within these sites, with 785 new business created in RCT in 2013, whilst there have been the considerable new planning permissions and developments on these existing sites, as mentioned above, for this year. Accordingly, it has also been considered that this monitoring indicator could be amended to better reflect the employment activity in the County Borough. 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 sites and existing sites to meet this need.

Nevertheless, it is necessary to considered all possible avenues on how we could and should intervene from a planning policy point of view through the review of the LDP.

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. Following the previous permission for the 10,976 sqm gross floorspace superstore on the Mwyndy-Talbot Green Strategic Site (along with the wider infrastructure), during 2014-15 the wider Town Centre was approved for approximately 34,000 sqm of retail and further significant leisure, office and hotel floor space. The recent permission at the Llanillid Strategic Site will see the creation of the local centre there, with some retail element.</p> <p>Since the adoption of the LDP, planning permission has been granted for 7,717sqm 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>There have also been recent approvals for supermarkets in the NSA. These were firstly on the local centre of the Strategic Site at Hirwaun, another within the Robertstown Strategic Site and the third within the existing village of Hirwaun. It is recognised there has been</p>		

considerable development interest within the retail sector in the County Borough including permission granted for a new local centre on the former Bryncae industrial estate. As yet only some have been developed or are in the process of being developed, although there are many permissions in place on the majority of the allocated sites. Accordingly, it is not considered that intervention is required to ameliorate the progression of these permissions being developed, although 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 2014/2015	Vacancy Rate 2013/2014	Vacancy Rate 2012/2013	Vacancy Rate 2011/2012	Vacancy Rate 2010/2011
Aberdare	9.0%	12.7%	8.18%	6.0%	12.9%
Pontypridd	8.7%	9.2%	9.22%	7.28%	6.63%
Llantrisant/Talbot Green	1.7%	2.7%	2.68%	3.57%	0.9%
Ferndale	10.9%	8.7%	6.52%	8.7%	13.0%
Hirwaun	9.5%	0%	0%	4.76%	4.76%
Llanharan	0%	10%	0%	0%	5.0%
Mountain Ash	18.3%	20.4%	23.66%	18.28%	19.35%
Porth	14.2%	15.8%	11.48%	10.92%	15.13%
Tonypandy	19.7%	18.4%	23.33%	18.24%	18.24%
Tonyrefail	13.5%	9.6%	11.53%	7.55%	9.26%
Treorchy	6.8%	4.2%	6.83%	5.93%	4.2%
Overall Vacancy Rates	10.8%	11.4%	10.8%	9.1%	10.7%

The overall town centre vacancy rate for the Principal Towns and Key Settlements is 10.8%, as determined by the Council's annual retail survey conducted in January/February 2015. This is essentially in line with the UK average town centre vacancy rate of 10.4% in January 2015 (Springboard). When compared with the Welsh average town centre vacancy rates, Rhondda Cynon Taf fared exceptionally well, with vacancy rates being 15.5% for Wales as a whole in January 2015.

The individual Principal Town and Key Settlement vacancy rates are generally low, being

around or below average and this through a period of significantly challenging times for the town centre retail sector. This indicates a remaining positive vitality and viability within the town centres, and can certainly be attributed in due part to the continued considerable investment in their regeneration.

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 other 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. • SSA 20 - Taffs Well Station Park and Ride; • SSA 21.1 - Treforest Connect 2 and SSA 21.2 - Extension of Connect 2 scheme to Pontypridd, are in effect one scheme and are fully complete and operational; • SSA 21.3 – Maesycoed to Porth cycle route; • SSA 21.4 – Glyntaff to Nantgarw. • SSA 21.6 - Pontypridd to Tonyrefail via Llantrisant; section 2 was completed with 		

section 1 previously completed.

The construction of the Park and Ride facility, SSA 20, has also begun at Porth, whilst there is an extant consent for the Mountain Ash Southern Cross Valley Link, NSA 20.1, with the road in place to the location of the bridge.

Other advancements relating to the transportation allocations include the undertaking of feasibility works for the A4059 Aberdare bypass extension, being policy CS 8(A). The National Transport Plan for Wales has also been out to consultation and confirms the commitment to the completion of the A465 dualling from Hirwaun to the A470 at Merthyr. The plan also includes several schemes for rail network and station improvements as contained in policy SSA 19. It is also programmed that there will be a junction upgrade scheme implemented on the A4119/A473 corridor, policy CS 8(B).

There has been funding secured for the Trallwn to Cilfynydd cycle route, policy SSA 21.5 whilst funding bids have been submitted in relation to the Cynon Valley cycle route NSA 23.2.

Further LDP transportation allocations may come forward in accordance with the South East Wales Metro system. These include improvements at Treforest train station, (SSA 20.4), Pontyclun train station, (SSA 20.5), further development of Taffs Well train station, (SSA 20.6) and the development of the rail network and stations between Pontyclun and Beddau, (SSA19).

The majority of the undeveloped transportation and cycle route allocation schemes have been included in the recently prepared South East Wales Valleys Local Transport Plan. This was prepared by the 5 Local Authorities in the area and set out the intended and potential timescales and funding mechanisms for these schemes. Strategic schemes have also been included in the CIL section123 list for their funding.

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

During 2014-15, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.89% of all new houses permitted 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; and all retail permitted (22 of 22) is accessible and within 400 metres of one or more transport mode. (LI 10).

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 2014-15, no further waste management capacity was permitted. However, taking account of the total 9.2 hectares of capacity previously permitted, this equates to 73.6% and 42.4% of the lower and higher capacity requirements of the Regional Waste Plan respectively.</p> <p>Waste management in Rhondda Cynon Taf during 2014-2015 saw the following rates of disposal;</p> <p>Recycled – 42.23% (LWMT010ii) Reused – 0.56% (LWMT010i) Composted – 11.28% (LWMT010iii) Energy Recovery - 15.00% (LWMT012) Landfilled– 34.98% (WMT004b)</p> <p>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.</p>	

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 2014–2015, 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 scoping request was submitted as part of early consideration of a proposed extension to Craig yr Hesg Quarry, Pontypridd, during the monitoring year. A full application for a Western extension to the existing quarry to include the phased extraction of an additional 10 million tonnes of pennant sandstone... and an overall restoration scheme, was subsequently submitted in May 2015.</p>	

5 SUSTAINABILITY APPRAISAL MONITORING

- 5.1 The 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 2014–15, a total of 553 dwellings, including both market and affordable, were built. 114 of these were affordable, equating to 20.6% of all houses built during the year. A further 251 affordable units were approved during this period, of a total of 1,784 approved dwellings, equating to 14%</p> <p>This number and percentage of affordable units provided during the year is a significant increase from the previous year's figure. From an SA perspective the overall figures on affordable housing are generally progressing in the right direction over recent years and the prediction made in the SA of an increase in provision of affordable housing is 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>However 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 economic recovery and increased build rates of market housing on a national and local scale.</p>	

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 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. <p>April 2011-March 2012:</p> <ul style="list-style-type: none"> • 47 Buildings at Risk; • 7 Designated Sites with Management Plans. <p>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 hasn't re-surveyed the listed buildings in RCT since 2011, the indicator results remain as last year. 7 designated sites have management plans. Works progressed well throughout the monitoring year on the restoration of the Grade II listed Lido in Ynysangharad Park, Pontypridd. It opened in August 2015 as an operational facility.</p>		

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)
<p>Improve access to public transport and community facilities for all.</p> <p>April 2014 - March 2015</p> <ul style="list-style-type: none"> • 99.89% of all new houses permitted during 2014–15 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. <p>April 2013 - March 2014</p> <ul style="list-style-type: none"> • 99.6% of all new houses permitted during 2013 –14 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. <p>April 2012 - March 2013:</p> <ul style="list-style-type: none"> • 99.3% of all new housing permitted is accessible/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. <p>April 2011 - March 2012:</p>		

- 97.7% of all new housing permitted is accessible/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. In particular, the proximity of new development permitted to transport modes is very high, from 86 to 99 percent. 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.

Increase % of people with qualifications and improve skills.

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).

In terms of increasing skills and qualification, the figures show a general increase in the number of adults enrolling in adult education courses between 2010-11 and 2014-15. There has been another positive increase during 2014-15 to the previous year.

With regard to GCSE performance, the results show another increase from last year from 45.26% to 48.7%. However, it remains that Rhondda Cynon Taf are just below the Welsh average for this indicator which itself is continually improving, at 55.4%. (Source: Statistics for Wales - Examination results in Wales, 2013/14).

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 2014 - March 2015:</p> <ul style="list-style-type: none"> 8,155 visits to leisure centres per 1,000 population. <p>April 2013 - March 2014:</p> <ul style="list-style-type: none"> 9,917 visits to leisure centres per 1,000 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 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 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 population to indoor and outdoor sports and recreational facilities. <p>Although this figure appears less than last year, it nevertheless indicates a high level of participation in exercise and use of leisure centres. This is a positive indicator of the effort put into encouraging people to keep fit and healthy.</p>	

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

	<ul style="list-style-type: none"> New business started in Rhondda Cynon Taf per annum.
Monitoring Results	

Employment by Occupation

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

As discussed in last year's AMR, the data for employment by occupation is no longer available in the format as shown above from previous year's monitoring. In the AMR 2013, the census 2011 data was shown. This method of data analysis has been continued and collected quarterly. The table below shows the average percentage of employment by occupation for the period April 2013 – March 14 in this new format for Rhondda Cynon Taf and Wales wide, with the census 2011 for comparison purpose. Unfortunately, it was not possible to gain this information on a County Borough level for 2014-15.

Occupation of all persons in employment age 16 - 74	Rhondda Cynon Taf 2013-14 (%)	Rhondda Cynon Taf 2011(%)	Wales 2013 -14 (%)	Wales 2011 (%)
1. Managers, Directors and Senior Officials	8.9	7.8	9.4	9.2
2. Professional Occupations	14.4	13.9	18.2	15.8

3. Associate Professional and Technical Occupations	12.9	10.3	12.4	10.8
4. Administrative and Secretarial Occupations	9.8	11.4	11.1	11.1
5. Skilled Trades Occupations	13.0	13.0	12.5	13.4
6. Personal Service Occupations	10.7	11.8	10.2	10.5
7. Sales and Customer Service Occupations	9.0	9.0	8.2	9.0
8. Process, Plant and Machine Operatives	10.7	9.8	7.1	8.1
9. Elementary Occupations	10.4	12.9	11.1	11.9

However, analysis of the data is still applicable a year on. Although there are general comparisons between Rhondda Cynon Taf and the Wales wide data, one obvious difference is the lower percentages of people within professional occupations in Rhondda Cynon Taf, although this has improved slightly over the past 3 years. Another is the higher average percentage of people employed in the Process, Plant and Machinery Operatives sector in the County Borough than in Wales.

The data gives a total of people employed in the above specified occupations, being 93,600 in June 2013, rising to 97,325 in March 2014 in Rhondda Cynon Taf. This is obviously a positive improvement in employment figures, although it omits the figures of people employed in unspecified occupations.

In addition to the allocated sites, the Council annually monitors the 103 operating employment sites across the County Borough, which consist of approximately 1,550 primarily B1, B2 and B8 employment units. As well as ensuring the ability of new sites to come forward, the LDP also plays a key role in protecting and managing these sites. The monitoring process indicated that there was an average vacancy rate of employment units of 14% across these operating sites. Some of these sites also have considerable areas of cleared or undeveloped land within them for further new development opportunities.

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 2010-15:

Principal Town / Key Settlement	Vacancy Rate 2014/2015	Vacancy Rate 2013/2014	Vacancy Rate 2012/2013	Vacancy Rate 2011/2012	Vacancy Rate 2010/2011
Aberdare	9.0%	12.7%	8.18%	6.0%	12.9%
Pontypridd	8.7%	9.2%	9.22%	7.28%	6.63%
Llantrisant/Talbot Green	1.7%	2.7%	2.68%	3.57%	0.9%
Ferndale	10.9%	8.7%	6.52%	8.7%	13.0%
Hirwaun	9.5%	0%	0%	4.76%	4.76%
Llanharan	0%	10%	0%	0%	5.0%
Mountain Ash	18.3%	20.4%	23.66%	18.28%	19.35%
Porth	14.2%	15.8%	11.48%	10.92%	15.13%
Tonypandy	19.7%	18.4%	23.33%	18.24%	18.24%
Tonyrefail	13.5%	9.6%	11.53%	7.55%	9.26%
Treorchy	6.8%	4.2%	6.83%	5.93%	4.2%
Overall Vacancy Rates	10.8%	11.4%	10.8%	9.1%	10.7%

The overall town centre vacancy rate for the Principal Towns and Key Settlements is 10.8%, as determined by the Council's annual retail survey conducted in January/February 2015. This is essentially in line with the UK average town centre vacancy rate of 10.4% in January 2015 (Springboard). When compared with the Welsh average town centre vacancy rates, Rhondda Cynon Taf fared exceptionally well, with vacancy rates being 15.5% for Wales as a whole in January 2015.

The individual Principal Town and Key Settlement vacancy rates are generally low, being around or below average and this through a period of significantly challenging times for the town centre retail sector. This indicates a remaining positive vitality and viability within the town centres, and can certainly be attributed in due part to the continued considerable investment in their 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 2013 calendar year when the business birth rate was 785 which is a considerably positive increase from previous years of 505 and 555.

6. Employment	
SA Target	SA Indicator
<ul style="list-style-type: none"> Increase opportunities to work within the district. 	<ul style="list-style-type: none"> [%] increase in local job growth by sector/ reduction in numbers of economically inactive [%] of resident working age population employed
Monitoring Results	
<p>2014 – 2015:</p> <ul style="list-style-type: none"> 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). <p>2013 – 2014:</p> <ul style="list-style-type: none"> 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). <p>2012 – 2013:</p> <ul style="list-style-type: none"> 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). <p>2011 – 2012:</p> <ul style="list-style-type: none"> 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' show a small increase in the number of economically inactive working age people in Rhondda Cynon Taf from last year. Similarly, the employment rate has reduced slightly during this period from the previous year. However since the beginning of the plan period both of these figures have seen improvement particularly the employment rate which has seen an increase from 63.5% in 2011-12 to 67.4% in 2014-15.

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 2014 – 15 monitoring period, there were a further 4 developments that delivered specific sustainable transport solutions. These were primarily for the more comprehensive developments approved over the year, including the new Town Centre at Talbot Green, a large school extension and the waste to energy plant at Hirwaun (which incorporated a Travel Plan for a major scheme).</p> <p>The following results are from Local Indicator 10 (also shown above) which considers the proximity of new developments to existing transport and public transport services;</p> <p>April 2014 - March 2015</p> <ul style="list-style-type: none"> • 99.89% of all new houses permitted during 2014–15 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.

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.

In last year's AMR, the travel to work data was taken from the 2011 Census. Accordingly, there has been no update for 2014-15. For information, last year's 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

Local Bus Services and their patronage.

The number of local bus services has reduced slightly since last year from 74 to 71. This is primarily due to the significant reduction in the Council's supported local bus service contracts budget.

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	
<i>SA Target</i>	<i>SA Indicator</i>
<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	
<p>The specific statutory process of Codes for Sustainable Homes was removed during the monitoring year, and therefore it was no longer monitored</p> <p>The new Town Centre at the Strategic Site at Talbot Green has developments that would meet the excellent criteria for BREEAM, along with the major office development at the Pencoed Technology Park.</p>	

9. Landscape	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Protect the landscape value of Rhondda Cynon Taf. 	<ul style="list-style-type: none"> Number of Special Landscape Areas affected by development.
Monitoring Results	
<p>There were 3 new-build developments permitted within the designated Special Landscape Area's (SLA's) during 2014-2015. One of these was for a large Solar farm, another for a large windturbine. It was determined that these were acceptable within the SLA. Another development of stables and ménage was considered a small and acceptable development in the SLA.</p>	

10. Biodiversity	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Protect and enhance biodiversity and geo-diversity of the area. 	<ul style="list-style-type: none"> The number of biological SSSI and SACs in County Borough with 1 or more qualifying features in an unfavourable condition status and the amount of Sites of Interest for Nature Conservation (SINCs) lost to

	development and the number of mitigation schemes secured annually.
Monitoring Results	
<p>4 SINC's have been affected by proposed development permitted during 2014-15, with these subject to agreed mitigation schemes. These are for two of the Strategic Site permissions at Cwm and Talbot Green and two wind farms. The net result of which, is to ensure that the impact of development on the designated SINC is of an acceptable level. The Council is currently undertaking a review of all SINC in the County Borough.</p> <p>NRW advised that the most recent monitoring results of the 15 biological (or mixed biological and geological) SSSI and 3 SAC in Rhondda Cynon Taf, indicate that 7 of the SSSI and 2 SAC have 1 or more of their qualifying features in an unfavourable condition. Conversely, 8 of the SSSI and 1 SAC have 1 or more of their qualifying features in a favourable condition. However, 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. The length of time of the monitoring cycle would mean that this indicator would remain amber.</p> <p>The Council will continue to monitor the target on the basis of the information available in relation to SINC and will take the opportunity to discuss with NRW how improved data can be obtained in relation to SSSI and SAC designations.</p>	

11. Water	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Promote sustainable water resource management Reduce Flood risk to people, property and maintain integrity of the floodplain and avoid development in flood risk areas. 	<ul style="list-style-type: none"> % [or number of as proportion of total] of new development of 5 dwellings or more with integrated sustainable drainage systems Amount of new development in C1 and C2 as a proportion of the total development allowed contrary to TAN 15
Monitoring Results	
<p>During 2014 – 15, 932 dwellings were approved with sustainable drainage systems as part of their proposal. This was from a total of 1611 dwellings that were approved from applications of over 5 dwellings. This is just over half of such permissions, although many applications were for outline permissions</p>	

where drainage detail was not yet forthcoming.

During 2014-15, no highly vulnerable development was permitted in C2 floodrisk zones that didn't meet all TAN 15 tests.

12. Climate Change

SA Target

- Reduce greenhouse gas emissions

SA Indicator

- % change in per capita carbon dioxide emissions across industry/commercial, domestic, road transport and total CO₂

Monitoring Results

Local Authority Carbon Dioxide Figures (September 2013) In tCO₂. With the data for 2013 being the most recent, published in June 2015.

<i>Rhondda Cynon Taf</i>	<i>Industry & commercial</i>	<i>Domestic</i>	<i>Transport</i>	<i>Total</i>
2005	2.3	2.5	2.1	6.7
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	6.0
2011	1.7	2.2	1.9	5.4
2012	1.7	2.1	1.9	5.6
2013	1.7	2.1	1.8	5.5

According to the data available from DECC, the Co₂ emissions in RCT Borough per head of population has seen a continuous small decrease since 2005. This has generally levelled out in recent years up until the most recent data from 2013. The data above has changed slightly since last year, with the figure being for all transport, instead of the 'road transport' figure 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 2014 – March 2015</p> <p>The specific statutory process of Codes for Sustainable Homes was removed during the monitoring year, and therefore it was no longer monitored.</p> <p>The new Town Centre at the Strategic Site at Talbot Green has developments that would meet the excellent criteria for BREEAM, along with the major office development at the Pencoed Technology Park.</p> <p>Renewable Energy</p> <p>Prior to the 2014-15 monitoring period, there were 54 industrial sized wind turbines constructed and operating within Rhondda Cynon Taf, with a total (approximate) capacity of 63.4 MW. During the monitoring period a further 9 wind turbines with a 27 MW capacity, were fully installed for operation within the SSAF at Mynydd Bwllfa.</p> <p>A further 10 wind turbines were permitted in Rhondda Cynon Taf during 2014-15, with a joint capacity of 19 MW of energy. Two considerable Solar farms were also permitted during the year with a joint capacity of 10.36 MW, whilst a further renewable energy-from-waste in-building proposal has been approved with a 4.0 MW capacity. Smaller renewable wind and hydro schemes were permitted in the SSA with a further generating capacity of 0.0465 MW (CI 12).</p> <p>Preparatory work is also in place for the installation of the cross-authority development for 76 turbines with a 101MW capacity 'Pen Y Cymoedd' (Head of the Valleys) scheme.</p>	

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>2010-2011</p> <p>1. 462 dwellings were completed of which 289 were on previously developed land, which is a percentage of 62.5%.</p> <p>2011-2012</p> <ul style="list-style-type: none"> 357 dwellings were completed of which 203 were on previously developed land, which is a percentage of 56.8%. <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%. <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>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>The indicator suggests that there has been a marked and steady increase in residential development completions on brownfield or previously developed land over the past year. This is further encouraging considering that this is a percentage of a far higher total of overall completions. It is hoped that this pattern continues over the period of the plan, with the delivery of further brownfield sites allocated in the LDP.</p>	

15. Waste	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Reduce tonnage of waste to landfill • Move Waste up the Waste Hierarchy 	<ul style="list-style-type: none"> • % of municipal wastes sent to landfill • % of municipal waste reused and/or recycled
Monitoring Results	
<p>April 2014 – March 2015</p> <ul style="list-style-type: none"> • 34.98% of waste was landfilled; • 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. <p>April 2013 - March 2014</p> <ul style="list-style-type: none"> • 41.56% of waste was landfilled; • 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. <p>April 2012 - March 2013:</p> <ul style="list-style-type: none"> • 38.4% of waste landfilled; • 0.39% of waste reused; • 35.18% of waste recycled; • 17.42% of waste subject to energy recovery; • 8.6% of waste composted. <p>The results of this indicator show a clear, positive reduction in the percentage of waste that was landfilled and conversely, a noted increase in that which was recycled.</p>	

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 2014–2015, 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 scoping request was submitted as part of early consideration of a proposed extension to Craig yr Hesg Quarry, Pontypridd, during the monitoring year. A full application for a Western extension to the existing quarry to include the phased extraction of an additional 10 million tonnes of pennant sandstone and an overall restoration scheme was then submitted in May this year.</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) (NO_x, NO₂, PM₁₀) 																																										
Monitoring Result																																											
<table border="1"> <thead> <tr> <th></th> <th>No. AQMAs</th> <th>No. properties in AQMAs</th> <th>Average NO₂ in AQMAs</th> <th>% change</th> <th>Ave. Worst NO₂ in AQMAs</th> <th>% change</th> </tr> </thead> <tbody> <tr> <td colspan="7">2011-2012</td> </tr> <tr> <td>Rhondda</td> <td>4</td> <td>467</td> <td>45.28</td> <td>-10.43%</td> <td>50.72</td> <td>-4.12%</td> </tr> <tr> <td>Cynon</td> <td>3</td> <td>313</td> <td>41.05</td> <td>-6.06%</td> <td>47.64</td> <td>0.72%</td> </tr> <tr> <td>Taf</td> <td>6</td> <td>808</td> <td>40.36</td> <td>-14.49%</td> <td>55.94</td> <td>7.99%</td> </tr> <tr> <td>Total</td> <td>13</td> <td>588</td> <td>41.8</td> <td>-11.81%</td> <td>55.94</td> <td>9.47%</td> </tr> </tbody> </table>			No. AQMAs	No. properties in AQMAs	Average NO ₂ in AQMAs	% change	Ave. Worst NO ₂ in AQMAs	% change	2011-2012							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%
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2012-2013						
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%
2013-2014						
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%
2014 – 2015	<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	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%

Although the actual numbers of Air Quality Management Areas has increased by one, the number of properties within such areas has reduced significantly by 25% from last year. Similarly, the overall average amount of NO₂ throughout the 14 areas has reduced positively by 10.7%. This is itself an indication of the success of designating the AQMA's and managing them accordingly.

Detailed Compliance Review of Monitoring Proposals with SEA Directive

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

6 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The 2015 AMR is the fourth 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 LDP's. 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 several quite significant changes or proposed changes to national policy and guidance, which have been discussed in Section 3 of this report. Primarily, these include amendments to PPW and TAN 22 in relation to sustainable design and TAN 1 joint housing land availability. The Planning Bill which received Royal Assent in July 2015 proposes significant amendments to the development plan process and structure in Wales. The new LDP regulations proposes a greater emphasis on frontloading the local development plan process which will also be made more streamlined. Whilst these policy changes will undoubtedly alter the future local planning framework, and will be considered as appropriate in any development management decision making process, they are not considered to be of a scale that would trigger an immediate review of the LDP. Neither is it considered that they would directly affect the implementation of the LDP. However these policy changes will be considered during the statutory LDP Review.

2) *Has there been a significant change in external conditions?*

No. 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 small but encouraging improvements in the economy and the house building industry.

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 in 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.

Section 3 further outlines in detail the economic conditions in which the LDP is being implemented. There does now appear to be an emerging recovery in the economic climate as seen in the rise in house prices in recent years and increased housing completions and permissions. The Council believes as the economy starts 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?*

6.5 The impact of the global economic recession on the economy of Rhondda Cynon Taf has been a matter of particular concern. 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 2014-15 monitoring exercise show moderate growth in both of these sectors. In particular, there has been considerable interest in the retail and supermarket sector over the past few years. Permission has been granted this year for over 50,000sm of commercial development which includes the new town centre at the Mwyndy Talbot Green strategic site and the local centre at the Llanilid Strategic site. There has also been permission granted for 3 supermarkets, one on the Hirwaun Strategic Site, one on the Robertstown Strategic Site and the third in the village of Hirwaun, all of which are within the Northern strategy area.

6.6 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 highest level of housebuilding since the adoption of the LDP, indicating that recovery in the housing market is ongoing.

6.7 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?*

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 2014-15 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 over £6 million from the Welsh Government Vibrant and Viable places regeneration framework and includes schemes such as Pontypridd Hub and Homestep Plus. Also developed this year is the Councils flagship project the Lido in Ynysangharad Park. Private sector investment in 2014-15 has resulted in the development of 553 dwellings and further proposals approved for the development of 1784 new dwellings.

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

6.8 The results of the LDP monitoring exercise are set out in Section 4. The findings of the monitoring process indicate that LDP targets in relation to Policies CS 2, 3.5, 3.6, 3.7, 3.8, 9 and 10 are ongoing, being met or exceeded and policies CS 7 and 8 are partially being met. Targets that are not currently being achieved are policies CS 1, 3.1, 3.2, 3.3, 3.4, 4, 5 and 6. In the case of Policies CS 1, 3.1, 3.3, and 3.4 the Council is satisfied that the situation can be ameliorated without immediate intervention. The Council is concerned about the lack of progress in delivering the requirements of Policies CS 3.2-Fernhill Colliery Strategic Site, CS4- Housing Requirements, CS5 Affordable Housing and CS6 - Employment Requirements, and will review the options available to it, to intervene and stimulate growth, including at the statutory review of the LDP this year and consider whether the most appropriate performance measures are being used.

6.9 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 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 and Air quality are not currently being achieved and culture and heritage and communities are only partially being achieved. However air quality has seen a marked improvement since last year, indicating that the AQMA's are working. The Economy and Biodiversity indicators which were not being achieved last year are now being met. Further consideration may again need to be given to how the target for Minerals is measured.

LDP Wales (2005) Monitoring Framework

6.10 Responses to each of the assessment factors identified in LDP Wales are outlined below:

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

6.11 The evidence collected as part of the annual monitoring process for 2014-15 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 is 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 is now only entering its fifth 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 6 years by the end of the Plan period.

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

6.12 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.

6.13 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 permissions for new retail facilities within allocated sites are also broadening the availability and range of retail opportunities for the residents here. The sustainable location of these developments, as indicated in indicator CI 6 in relation to development on brownfield land which totalled 78.3% of total development this year and in indicator LI 10 in relation to accessibility to transport modes other than private cars which was 100% for retail development, will hopefully have a small albeit positive impact on local, national and global resources and sustainability.

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

6.14 As section 3 indicates, there were numerous changes in national planning policy guidance as well as proposed changes to the structure of the planning system in Wales during 2014-15. As discussed in that section of the AMR and in response to section 1 of the Rhondda Cynon Taf LDP Monitoring Framework above, whilst these policy changes will undoubtedly need to be considered in relation to the LDP policies, they are not considered to be of a scale that would trigger an immediate review. However the Council is undertaking its statutory review and these changes will be considered as part of the review process and amendments made as necessary (as is advised in the national documents themselves). In the meantime, they will be considered as necessary in any 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)?*

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

6.16 The results of the LDP monitoring exercise indicate that good progress is being made in the delivery of most of the LDP targets. Whilst some concern has

been expressed about the slow delivery of some aspects of the Plan, particularly in relation to house building and the provision of affordable housing, the Council remains confident that monitoring targets can be achieved without intervention especially as this year has seen further increase in the housing number built and permissions granted. The Council is concerned about the lack of progress in developing land for employment and in delivering the Strategic Site at Fernhill and will look at the options available to address these issues. The performance of all policies will be considered through the statutory review process which the Council is currently undertaking.

6.17 As indicated above, the findings of the SA monitoring exercise indicate 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, economy and biodiversity. Indicators for Culture and Heritage and Communities are seeing some elements being met whilst others are not currently being achieved. The delivery of Housing, Economy and Biodiversity are not currently being achieved, although the situation can be ameliorated or sufficiently progressed without immediate intervention. Whilst Air Quality is not currently being met it has seen an improvement since the last monitoring period which is encouraging, nevertheless this target will be considered during the statutory review this year. Further consideration may again need to be given to how the target for Minerals is measured.

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

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.

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) *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*

6.18 The Council will consider the results of this AMR as part of the statutory review. 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?*

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

RECOMMENDATIONS

6.20 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

6.21 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.

6.22 Details of the compliance assessment are contained at the end of Section 5.

Appendix 1 – Status of LDP Allocations

Status of LDP Allocations				
Northern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	2015 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 windfarm proposal with significant investment in leisure elements secured through S.106
NSA 5	Former Fernhill Colliery Site, Blaenrhondda	Strategic Site	2014-2017	There has been pre-application discussion for mixed employment and residential uses on the site and outdoor pursuits use.
NSA 6	Former Phurnacite Plant, Abercwmboui	Strategic Site	2014-2017	Early, ongoing pre-application discussions. An initial masterplan and brief for the site has been produced
NSA 7	Land at Robertstown / Abernant, Aberdare	Strategic Site	2010-2013	Robertstown: outline planning permission was granted on 31/03/15 for a supermarket. Progress on an outline planning application for a college campus submitted 30/09/15 will be reported in the 2015-16 AMR. Abernant: the new landowner is actively preparing to dispose of the site to housebuilders.
NSA 8	Land South of Hirwaun	Strategic Site	2018-2021	Planning permission subject to s106 agreement for a supermarket and access improvements. Consent issued will be reported in the 2015-16 AMR.
Housing				
NSA	Land South of	Housing	2014-	No proposals further to the LDP.

9.1	Rhigos Road, Hirwaun.		2017	
NSA 9.2	Land East of Trenant, Penywaun.	Housing	2018-2021	No proposals further to the LDP
NSA 9.3	Land South East of Llwydcoed Community Centre.	Housing	2010-2013	No proposals further to the LDP
NSA 9.4	Site including the old brick works, old dairy and tipped land rear of Birchwood, Llwydcoed	Housing	2010-2013	The site benefits from full planning permission and is under construction.
NSA 9.5	Tegfan Farm, Potters Field, Trecynon.	Housing	2014-2017	No proposals further to the LDP
NSA 9.6	Land at Nant y Wenallt, Abernant Road, Abernant.	Housing	2010-2013	No proposals further to the LDP
NSA 9.7	Land bordered by Cefnpennar Road and Phillip Row, Cwmbach.	Housing	2014-2017	No proposals further to the LDP
NSA 9.8	Dyffryn Row, Cwmbach.	Housing	2014-2017	Progress with a planning application for the first phase (5 dwellings) will be reported in the 2015-16 AMR.
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, but is now subject to an undecided non-determination appeal.
NSA 9.10	Land to the end of Godreaman Street,	Housing	2010-2013	The site benefits from outline planning permission. Further discussions have taken place on the details of a future reserved matters

	Godreaman.			application.
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 outline planning application for 43 dwellings on the 1.83 hectares site has a resolution for approval subject to a Section 106 agreement.
NSA 9.16	Site at the end of Mace Lane, Treorchy.	Housing	2018-2021	A draft development brief has been prepared
NSA 9.17	Site off Cemetery Road, Treorchy.	Housing	2018-2021	No proposals further to the LDP
NSA 9.18	Hospital Site, Llwynypia.	Housing	2014-2017	Outline planning permission for residential development was renewed on 11/12/14.
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,
Employment/Retail				
NSA	Ferndale & Highfield	Employment	2018-2021	No proposals further to the LDP.

14.1	Industrial Estate, Maerdy.			
NSA 14.2	North of Fifth Avenue, Hirwaun Industrial Estate, Hirwaun.	Employment	2018-2021	Full planning permission for a 'sustainable waste resource recovery and energy production park' granted 21/12/10.
NSA 14.3	Land at Former Mayhew Chicken Factory, Trecynon.	Employment	2018-2021	No proposals further to the LDP, although pre-application enquiries for mixed-use development have been made.
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.
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	Application approved subject to section 106 agreement. The grant of outline planning permission for a supermarket and access improvements on 15/05/15 will be reported in the 2015-16 AMR.
All Other Allocations				
NSA 20.1	Mountain Ash Southern Cross Valley Link	Transport		There is still an extant consent for this. Scheme included in the SE Wales Valleys LTP. Initial traffic study has commenced.
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.
NSA	Strategic Site	Transport		No proposals further to the LDP.

21.1	5: Land South of Hirwaun; (P&R)			
NSA 21.2	Land south of Ty Trevithick, adjacent to A470, Abercynon; (P&R)	Transport		No proposals further to the LDP. Scheme included in the SE Wales Valleys LTP.
NSA 21.3	Expansion of existing park and ride facilities, Robertstown. (P&R)	Transport		Development completed.
NSA 22	Rail Network and Station Improvements Hirwaun.	Transport		No proposals further to the LDP. Scheme included in Network Rail's Welsh Route Study.
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 Govt 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.
NSA 23.2	The Cynon Valley Cycle Route	Cycle Routes		Phase 3 of scheme included in the SE Wales Valleys LTP - 'filling the missing gaps' along route.
NSA 23.3	The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate	Cycle Routes		Implementation complete.
NSA 23.4	Pontygwaith to Maerdy	Cycle Routes		Scheme included in the SE Wales Valleys LTP
NSA	Cwmaman to	Cycle Routes		Scheme included in the SE Wales

23.5	Aberaman			Valleys LTP.
NSA 23.6	Lady Windsor to Llanwonno	Cycle Routes		No further development proposals beyond LDP proposals
NSA 27	Land Reclamation Schemes	Land Reclamation		The following schemes have been completed: Aberaman colliery land reclamation scheme
NSA 28	Coleg Morgannwg, Trecynon	Education		No proposals further to the LDP.
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	Mwyndy: No proposals further to the LDP. Pre-application discussions have taken place. Talbot Green: outline planning permission was granted on 24/12/14 for a new town centre comprising: a 10,801sq m gross foodstore; 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

				<p>(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. A revised scheme has been approved and awaits the signing of a section 106 agreement.</p>
SSA 9	Former OCC Site, Llanilid (part)	Strategic Site	2010-2013	<p>Planning permission approved subject to section 106 (March). The 2015-16 AMR will report the approval on 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 floorspace; B1 office/commercial floorspace; drainage, services, transport and highways infrastructure, strategic landscape areas and public open space and full permission for spine road and access onto A473, drainage and development plateaus to serve the first phase of development.</p>
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	<p>Outline planning application remains in negotiations for up to 600 dwellings and ancillary development, including retail facilities (maximum gross internal floorspace of 464 sq m), infrastructure works, open space, retention of wildlife habitats and</p>

				demolition of Trane Farm.
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.
SSA 10.6	Land east of Mill Street, Tonyrefail.	Housing	2014-2017	No proposals further to the LDP.
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.
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	Proposal was completed in 2014-15.

SSA 10.13	West of Llechau, Llanharry.	Housing	2014-2017	Proposal was completed in 2014-15.
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	Implementation is underway.
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 Station Road, Church Village.	Housing	2010-2013	Implementation is underway.
Employment/Retail				
SSA 14.1	Coed Ely, Tonyrefail.	Employment	2018-2021	No proposals further to the LDP.
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 subject to section 106 (March). The 2015-16 AMR will report the approval on 16/07/15 of a planning application for outline permission for comprehensive development including a neighbourhood centre to include community /leisure facilities, medical centre primary school, retail /services/food and drink floorspace; B1 office/commercial floorspace.
SSA 15.3	Land east of Mill Street, Tonyrefail.	Retail	2018-2021	No proposals further to the LDP.
All Other Allocations				
SSA18.1	A473 Llanharan Bypass	Transport		Resolution to approve (March). Scheme included in the SE Wales Valleys LTP.
SSA 18.2	A473 Talbot Green Bypass Dualling	Transport		No proposals further to the LDP. Scheme included in the SE Wales Valleys LTP
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 Taffs Well Station complete. Construction of Park & Ride facility at Porth station has commenced. Clearance of site. The SE Wales Valleys LTP contains proposed schemes to further increase capacity at Taffs Well and to increase capacity at Pontyclun and Treforest stations.
SSA 21.1	Treforest Connect 2	Cycle Routes		Completed.
SSA 21.2	Extension of Connect 2	Cycle Routes		Completed.

	scheme to Pontypridd,			
SSA 21.3	Maesycoed to Porth	Cycle Routes		Completed.
SSA 21.4	Glyntaff to Nantgarw	Cycle Routes		Completed.
SSA 21.5	Trallwn to Cilfynydd	Cycle Routes		Scheme included in the SE Wales Valleys LTP
SSA 21.6	Pontypridd to Tonyrefail via Llantrisant	Cycle Routes		Two sections complete. Third section - planning application submitted and deferred to address residents concerns.
SSA 21.7	Gyfeillion to Llanwonno	Cycle Routes		No further development proposals beyond LDP proposals.
SSA 24	Land Reclamation Schemes	Land Reclamation		The following schemes have been completed: Coed Ely reclamation aftercare scheme Tonyrefail Ablion lower tips land reclamation scheme Cilfynydd Cefn-yr-Hendy land reclamation scheme miskin
SSA 26	Land at Beddau Caravan Park	Housing		Proposal is implemented.

Strategic Transport Policies			
Policy	Location	Allocation Type	
CS8 (A)	Strategic Highway Network Improvements	Transport	Scheme included in the second National Transport Plan for Wales. Completion date stated as 2015 - 2020 and beyond.
CS8 (B)	Strategic Transport	Transport	Funding secured for feasibility study for Phase 1, A4119 Bus Priority / Junction Improvements /

	Corridor Management System		Park and Ride. Report anticipated end of January 2016.
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