Rhondda Cynon Taf Local Development Plan

Annual Monitoring Report 2016-2017

Covering the period 1st April 2016 – 31st March 2017

Mae'r ddogfen yma ar gael yn y Gymraeg/This document is available in Welsh

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EXECUTIVE SUMMARY

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

This is the sixth 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 2016-2017

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 2016-2017. These include:

A. National Policy, Guidance or Legislation:
- The Wales Act 2017;
- The Town and Country Planning (Environmental Impact Assessment) (Wales) (Amendment) Regulations 2016;
- The Building Regulations &c. (Amendment) (Wales) Regulations 2016;
- Planning Policy Wales Edition 9;
- TAN 4: Retail Centre Development.

B. National Statistics and Policy Research:
- More - Better: An evaluation of the potential of alternative approaches to inform housing delivery in Wales (Dr. Ed Green with Prof. Wayne Forster).

C. External Conditions:
- Small signs of recovery in the global economy;
- Slow and fluctuating growth in employment;
- Number of people in work increased as unemployment fell;
- Modest increase in national house building and increased house prices;
- Further austerity measures in the public sector in Wales.

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

E. The Local Development Context:

- Rhondda Cynon Taf Joint Housing Land Availability Study 2017;
- Employment Land Availability Schedule 2017;
- Local Economic Conditions;
- Public and Private Sector Funding and Investment.

Local Development Plan Monitoring

The results of the core and local output monitoring exercise for 2016-2017, 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:

- 716 new dwellings were built in the County Borough during 2016-2017. This represents a 25.8% increase on the number of new dwellings constructed during 2015-2016 (569) and a 29.5% increase on 2014-2015 (553);

- 236 new affordable dwellings were built in the County Borough during 2016-2017. This represents a 140.8% increase on last year's total (98) and a continued increase on previous years' building activities.

- The Council approved proposals for 569 new dwellings during 2016-2017;

- The overall vacancy rate for Principal Town and Key Settlement retail centres was 12.4% during 2016-2017, which is a small increase on the previous year's rates of 10.6%. This is however 3% above the UK average vacancy rate which stands at 8.7% as of January 2016 but is just below the Welsh average of 12.5%.

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 2016-2017, 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 overleaf (along with an explanation of the colour coding):

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

The results of the monitoring process for 2016-2017 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 these targets. 3 of the policy targets are not specifically being achieved and it is unlikely that this will be addressed without specific intervention.

Sustainability Appraisal (SA) Monitoring

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

- 59.9% of all new dwellings built over the year were on previously developed land.
- 99.82% of all new houses permitted during 2016-2017 are accessible and within 400 metres of at least one or more transport mode.
- 100%, of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- 100% of new retail development permitted is accessible and within 400 metres of one or more transport modes.
- No highly vulnerable development was permitted in C2 flood-risk zones that did not meet all TAN 15 tests.

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

SA MONITORING		
Targets		**Result**
SA 1	Housing	
SA 2	Culture and Heritage	
SA 3	Communities	
SA 4	Health	
SA 5	Economy	
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 show that an indicator for minerals needs to be redefined (annotated in white) as it does not give the appropriate information required to assess the target.

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

Conclusions and Recommendations

Whilst the pattern of growth in some areas is slower than anticipated; evidence collected through the monitoring process suggests that good progress is being made in the delivery of the majority of LDP targets relating to the implementation of the Plan's policies and allocations. It is anticipated that the development that has taken place in Rhondda Cynon Taf since the adoption of the LDP, coupled with the projected future investment from the public and private sector will ensure that the LDP core strategy is successfully delivered. The Annual Monitoring Reports will form part of the evidence used to inform any review of the LDP.

1. INTRODUCTION

1.1 The Rhondda Cynon Taf Local Development Plan (LDP) was adopted on 2nd March 2011. The LDP provides a land use framework 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.

1.3 This is the sixth AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and monitors the period between 1st April 2016 and 31st March 2017. It provides an important opportunity for the Council to assess the impact that the LDP is having on the social, economic and environmental well-being of the County Borough.

1.4 The structure of the AMR is as follows;

- **Introduction** – outlines the requirement for, the purpose and structure of the AMR;
- **Monitoring Framework** – explains the process of monitoring the LDP, how to quantify the resulting data and how the results of the monitoring process may inform the formal review process;
- **Contextual Change** – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;
- **Local Development Plan Monitoring** – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;
- **Sustainability Appraisal Monitoring** – analyses the impact the LDP is having on the social, economic and environmental well-being of Rhondda Cynon Taf and;
- **Conclusions and Recommendations** – provides an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

1.5 The AMR has been prepared in accordance with the requirements of the Town & Country Planning (Local Development Plan) (Wales) Regulations 2005; Strategic

Environmental Assessment Regulations (2004) and the Habitats Assessment Regulations (2004).

2 MONITORING FRAMEWORK

2.1 The monitoring framework comprises 3 key elements. These are the monitoring of:

- The LDP core strategy, policies and proposals;
- The Sustainability Appraisal (SA) which includes the Strategic Environmental Assessment (SEA); and
- The LDP Habitat Regulation Assessment (HRA).

2.2 The ongoing success of these documents and the policies within them are to be measured against a set of targets identified as part of the LDP process. Indicators have been formulated to determine whether these targets have been met. Where the results of these monitoring indicators conclude that the targets are not being met, and that the effectiveness of the LDP documents (or constituent parts or policies of it) are falling significantly below the level required, then consideration will be given to how the formal review of the LDP needs to proceed.

LDP Targets and Indicators

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

The Sustainability Appraisal (SA) Targets and Indicators

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

The Habitat Regulation Assessment (HRA) Targets and Indicators

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

Replacement Targets and Indicators

2.6 Where the Council has been unable to monitor a target or indicator, or the indicator has been superseded, an explanation will be provided in the relevant monitoring section and an alternative indicator will be identified.

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

Monitoring Progress

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

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

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

LDP Review

2.10 The ongoing monitoring of the LDP will form a key part of the evidence base to inform the review of the LDP.

2.11 Other issues that will influence the scale of review include:

- A significant change in national policy or legislation;

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

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

2.12 The LDP Manual provides the updated guidance concerning the Local Development Plan process. With specific regard to AMRs; paragraphs 9.4.2 – 9.4.3 of the LDP Manual state that:

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

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

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

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

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

- *what aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and*
- *If policies or proposals need changing, what suggested actions are required to achieve this?*

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

3 CONTEXTUAL CHANGE

3.1 The findings of the AMR Monitoring Framework are fundamental in determining how the implementation and delivery of the LDP is progressing. It is equally important to understand how the implementation of the LDP has been influenced by local, regional, national and international social and economic factors.

3.2 By seeking to understand how different factors have affected the delivery of the LDP, the Council will gain a better understanding of what it can do to support the Plan's implementation. In focussing on these factors it can influence, and accepting that some factors are beyond its control, the Council will be able to better support delivery of its objectives and shape future strategies.

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

- National legislation, policy and guidance;
- National statistics and policy research;
- External conditions;
- Regional context
- Local development context.

National Legislation, Policy and Guidance

3.4 The Council needs to continually consider whether changes to national planning policy, legislation and guidance have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses the issues.

3.5 Between 1st April 2016 and 31st March 2017, the following policy documents/legislation was issued:

The Wales Act 2017

3.6 The Act of Parliament amends the Government of Wales Act 2006 and devolves additional powers to Wales. The legislation is based on the proposals of the St. David's Day Agreement which were not included in the Wales Act 2014. The Act received Royal Assent on the 31st January 2017. The Act sees Wales move from a conferred matters model to a reserved matters model and gives further powers to the National Assembly for Wales and the Welsh Government. Some such powers include the ability to amend sections of the Government of Wales Act 2006 which relate to the operation of the National Assembly for Wales and the Welsh Government within the UK, including control of its electoral system. The Act also provides for the management of Ofcom in Wales, as well as having legislative controls over areas such as road signs, speed limits, onshore oil and gas extraction, harbours and rail franchising. The Act recognises the National Assembly for Wales and the Welsh Government as permanent among the UK's constitutional arrangement, with a referendum required before either could be abolished.

The Town and Country planning (Environmental Impact Assessment) (Wales) (Amendment) Regulations 2016

3.7 In relation to regulation 57(2) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016; where it falls to an authority to determine an EIA application, articles 22 (time periods for decisions) and 23 (applications made under planning condition) of the 2012 Order (2) have effect as if:

a) Each of the references in articles 22(2)(a) and 23 to a period of 8 weeks is a reference to a period of 16 weeks; and
b) The reference in article 22(2)(aa)(3) to the period of 12 weeks is a reference to the period of 20 weeks.

The amendments came into force on the 17th November 2016.

The Building Regulations &c. (Amendment) (Wales) Regulations 2016

3.8 The regulations make amendments to the Building Regulations 2010 and the Building (Approved Inspectors etc.) Regulations 2010. The amendments concern the energy performance certificates, which are being consolidated elsewhere, and clarify provisions concerning minimum energy efficiency requirements. They also update the Schedule of persons entitled to certificate the compliance of their own work with building regulations.

Planning Policy Wales (Edition 9) November 2016

3.9 The main changes contained in Edition 9 of PPW are:

3.10 **Chapter 1, Introduction:** Amendments have been made to chapter 1 to include references to the Well-being of Future Generations (Wales) Act 2015. The chapter has also been amended to reflect the introduction of the 'Planning Performance Framework'. The framework includes a suite of performance indicators that were developed with stakeholders in order to monitor the operation of local planning authorities and measure the level of service being provided.

3.11 **Chapter 2, Local Development Plans:** The local development plan process is the focus of chapter 2. The chapter has been updated to reflect changes in legislation, including provisions within the Planning (Wales) Act 2015. Particularly, references have been removed to Section 39 of the Planning and

Compulsory Purchase Act 2004 as a result of the Planning (Wales) Act 2015 coming into force. Additionally the “7 cyclical stages” under the LDP procedure have been deleted as these are now covered in further detail in the LDP Manual. The chapter was also amended to highlight that more detail on the three ‘soundness’ tests is also available in the LDP Manual. The chapter further reflects Welsh Ministers’ power (under section 72A1 of the Planning and Compulsory Purchase Act 2004) to instruct two or more local planning authorities (excluding National Park Authorities) to prepare a joint LDP.

3.12 **Chapter 3, Making and Enforcing Planning Decisions:** This chapter, relating to making and enforcing planning decisions, has been thoroughly revised to streamline the procedural content and take account of the publication of the Development Management Manual. Additionally, the chapter now includes reference to ‘Developments of National Significance’ following the coming into force of the relevant Regulations relating to the Planning (Wales) Act 2015.

3.13 **Chapter 4, Planning for Sustainability:** The chapter has been amended to reflect the statutory purpose of the planning system, which was introduced by the Planning (Wales) Act 2015. Other minor amendments have been made to take account of the Well-being of Future Generations (Wales) Act 2015 coming into force. Additionally, a number or minor changes have been made concerning Design and Access Statements, linked to the Planning (Wales) Act 2015.

3.14 **Chapter 6, The Historic Environment:** The chapter which relates to the historic environment has been revised completely in conjunction with CADW following the Historic Environment (Wales) Act 2016 receiving Royal Assent. The main changes to chapter 6 were to ensure that national policy fully meets the Welsh Government’s objectives for a well-protected and accessible historic environment that contributes to the quality of life and place. The chapter includes new objectives to protect the Outstanding Universal Value of World heritage Sites and the protection and enhancement of registered historic parks, gardens and the conservation of registered landscapes. The objective for archaeological remains refers to conservation rather than protection, and there is a new emphasis on the positive management of change to historic buildings rather than the avoidance of harm.

3.15 **Chapter 8, Transport:** A number of minor amendments have been made including an update to take account of Local Transport Plans superseding Regional Transport Plans. The chapter has also been amended to reflect the Well-being of Future Generations (Wales) Act 2015 and the Environment (Wales) Act 2016 coming into force.

3.16 **Chapter 10: Retail and Commercial Development:** The entire chapter has been revised to update the Welsh Government’s national planning policy for retailing and commercial development. The policy requirement to consider retail and commercial centres first remains and is reinforced through the ‘Town Centre’s First Principle’. Additionally, the requirements for retail need and sequential tests and the undertaking of impact assessments where appropriate also remains. A revised technical advice note (TAN 4) was published simultaneously to coincide with Planning Policy Wales Edition 9.

TAN 4: Retail and Commercial Development

3.17 In November 2016 the Welsh Government published TAN 4: Retail Centre Development to coincide with the release of Planning Policy Wales, Edition 9. The principal changes include revised objectives for retail planning policy including the need for flexibility in responding to market changes; the need for LDP retail policy to be framed by an LDP retail strategy; a requirement for LDPs to set out a locally derived hierarchy of retail centres; clearer guidance on uses subject to a sequential test and revised policies for dealing with new uses and centres undergoing change.

3.18 Whilst the Council note the changes to national policy, guidance and legislation; they are not considered to be of a scale that would necessitate immediate revisions. The Council will give all changes due consideration which will be reflected in the way it operates and delivers the LDP. That being said, no major amendments are required in the short term and national policy, guidance and legislation will be considered fully during the LDP review process.

National Statistics and Policy Research

3.19 The 2016-2017 monitoring year saw the publication of the following statistical and research documents:

More/ Better: An evaluation of the potential of alternative approaches to inform housing delivery in Wales. Dr. Ed Green with Professor Wayne Forster

3.20 The report highlights the need for diverse, high quality housing in Wales that is not being met at present; it is unlikely to be met through volume house-building methods. Additionally, the report states that there are clear and emerging drivers for change, which should lead legislators/commissioners of housing to engage in broader debates on the nature of new housing. Such debates should include the process by which housing should be delivered; the standard it should be built to; and the ways in which performance, affordability and value should be measured.

The report analyses a range of case studies combined with commentary from expert contributors, who conclude that there is no single ‘silver bullet’, but that there is the potential for more and better housing through a combination of innovative delivery pathways and construction techniques. It is stipulated that alternative construction techniques alone cannot ‘solve’ the affordable housing crisis. That being said, with similar innovation in housing delivery, they could produce more housing that meets the above aspirations, in terms of building sustainable communities and making better quality homes accessible to households that are currently excluded from them. RCT is working on a number of potential innovative housing streams. At present, a self-build pilot is being explored in conjunction with Dr. Ed Green and his students in Cardiff University's School of Architecture. It is hoped that this will help to deliver further solutions to the housing shortage.

External Conditions

UK

3.21 **Economy:** ONS data indicates that the economy is continuing to improve, albeit slowly and steadily. The latest ONS data shows that Gross Domestic Product (GDP) in volume terms is estimated to have increased by 0.7% between Quarter 3 (July to September) 2016 and Quarter 4 (October to December) 2016. It further increased by 0.3% in Quarter 1 (January to March) 2017, which is 2.1% higher in comparison with a year prior (Quarter 1, 2016). Quarter 1 (January to March) 2017 is estimated to be the slowest rate of growth since Quarter 1 (January to March) 2016. In terms of output, slower growth was mainly due to the service industry which grew 0.3% in Quarter 1 (January to March) 2017 compared with a growth of 0.8% in Quarter 3 (October to December) 2016. The other three main industrial groupings within the economy also increased, with production up 0.3%, construction up by 0.2% and agriculture up by 0.3%. Whilst the economy continues to grow, in Quarter 1 2017 there were falls in several important consumer-focused industries, such as retail sales and accommodation; this was due in part to prices increasing more than spending. UK growth continues to be slow and steady however there has been a slow-down in business investment which fell by 1.0%, driven by subdued growth in 'ICT equipment and other machinery and equipment' assets.

3.22 **Housing:** The latest housing data indicates that the housing sector has seen reasonably steady growth in the year to March 2017. ONS figures show that average UK house prices increased by 4.1% in the year to March 2017, down from 5.6% in the year to February 2017. Monthly house prices have fallen by 0.6% since February 2017 which reflects the general slow-down in the annual growth rate since mid-2016. Overall, this is an improvement on the performance of the preceding year. House price growth has continued to rise however there has been a marked slow-down in Quarter 1 (January to March) 2017. The average UK house price as of March 2017 was £216,000; this is £9,000 higher than last year and £1,000 lower than the previous month (February 2017). The price paid by first-time buyers was 4.7% higher on average than March 2016 (England and Wales only). For owner-occupiers (existing owners), prices increased by 4.1% (England and Wales) for the same period. The data indicates that whilst the housing market has improved overall, there has been a general slow-down particularly in the first three months of 2017. Despite this there is still continued growth throughout the UK to varying degrees.

3.23 **Employment:** ONS data indicates that between the three months from January to March 2017, the number of people in work increased, the number of unemployed people fell and the number of people (aged 16-64) not working and not seeking or available to work (economically inactive) also fell. Between January and March 2017 there were 31.95 million people in work, 122,000 more than for October to December 2016 and 381,000 more than for a year earlier. The employment rate (the proportion of people aged from 16-64 who were in work) was 74.8%, the highest since comparable records began in 1971. The unemployment rate was 4.6%, down from 5.1% for a year earlier and the lowest since 1975. Latest estimates show that average weekly earnings for employees in Great Britain in real terms (that is, adjusted for price inflation) increased by 0.1% including bonuses, but fell by 0.2% excluding bonuses, compared with a year earlier. There were 1.54 million unemployed people between January to March 2017; this is 53,000 fewer than October to December 2016 and 152,000 fewer than for a year earlier. This is the lowest number since May to July 1975. Additionally, there were 8.83 million people aged 16-64 not in work and neither seeking nor available to work (economically inactive); 40,000 fewer than for October to December 2016 and 82,000 fewer than for a year earlier. The two largest categories within these 8.83 million people include students and people looking after family and the home; the third and fourth were long-term sick and retired respectively. There were 2.30 million people who were not looking for work because they were studying, 47,000 more than a year earlier and 1.98 million people who were not looking for work due to long-term sickness, 111,000 fewer than for the year prior. The data highlights how the economy has continued to improve, albeit slowly and steadily.

Wales

3.24 **Housing:** During 2016-2017 a total of 6,871 new dwellings were started in Wales. This is 163 dwellings more than were started in the year 2015-2016 (6,708), representing a 2.43% increase compared with last year. It should be noted that this is the second highest figure since the economic downturn and housing figures of 2008-2009. Welsh Government statistics on dwelling completions for 2016-2017 show that 6,833 dwellings were completed during this period. This represents a 0.6% increase from the previous year (6,789) and shows that although Wales has not yet reached pre-recession highs, there are positive increments year on year illustrating economic recovery. The majority of new dwellings completed were 3 bedroom properties accounting for 2,560 of total completions; 4+ bedrooms totalled 1,760; 2 bedrooms totalled 1,806 and 1 bedroom 707.

3.25 **Employment:** Key economic statistics for Wales released in May 2017 by the Welsh Government shows that the employment rate in Wales, as estimated by the Labour Force Survey, was 73.7% of those aged 16-64 from January to March 2017, up from 72.5% a year earlier. The UK rate for the same period was 74.8%, up from 74.2% a year prior.

3.26 The unemployment rate in Wales was 4.8% of the economically active population during January to March 2017, unchanged from a year earlier (using unrounded data). The UK rate for the same period was 4.6% down from 5.1% a year earlier (age 16-64). This shows how Wales is coming into line with the general trend witnessed throughout the UK as a whole.

3.27 Additionally, there were 291,000 people employed in the public sector in Wales in Quarter 4 2016-2017, up 0.2% from a year earlier. This is 9.4% of the population, unchanged from a year earlier. Public sector employment in the UK over the same period fell 10,000 (0.2%) to 5.4 million over the year. This is 8.4% of the population, unchanged from last year.

3.28 The economy has, on the whole, continued to show signs of improvement throughout 2016-2017. That being said, the poor growth shown in Quarter 4 (January to March 2017) has significantly affected its overall performance when compared with a year prior. Therefore whilst there has been growth in the economy, reflected in the fall in unemployment, increased house prices across the UK and a further increase in housing build rates; in line with the retail sales index (January to March 2017) the economy is expected to slow going forward as inflation continues to rise. This in conjunction with the decision to leave the European Union could see stagnation or decline in a number of the aforementioned sectors such as production, construction and agriculture. It could therefore prove difficult over the next few years to encourage development in line with the LDP. That being said, the Council will continue to pursue innovative solutions in the hope of overcoming whatever economic conditions lay ahead.

The Regional Context

City Deal

The £1.2billion Cardiff Capital Region City Deal, which could transform the economies of south-east Wales, was formally ratified during a special ceremony held on St. David's Day 2017. The aims of the City Deal are to create jobs and boost economic prosperity by improving productivity, tackle worklessness, build on foundations of innovation, invest in physical and digital infrastructure, provide support for business and ensure that economic benefits generated as a result are felt across the whole region.

The City Deal includes funding of £734million for the South Wales Metro, of which over £500million is provided by the Welsh Government and £125million from the UK Government. As part of the Wider Investment Fund the UK Government has provided a £375million contribution and the ten local authorities have agreed a commitment to borrow £120million. The signing means that the Regional Cabinet has come out of shadow and the City Deal will enter into a transition phase.

The Cardiff Capital Region Transport Plan will detail key activity to be undertaken, including establishing a Regional Office to drive delivery of the regional Cabinet's work programme in anticipation of receiving proposals. This includes the creation of a bespoke impact assessment model for these proposals. The transition phase will also see the creation and development of three advisory bodies to the Regional Cabinet – the CCR Economic Growth Partnership, a region-wide business representation organisation and an Employment and Skills Board, and one delivery body, the Regional Transport Authority.

National Development Framework:

3.29 The Planning (Wales) Act 2015 provides a statutory requirement for the Welsh Ministers to produce and keep an up-to-date National Development Framework (NDF) to replace the Wales Spatial Plan. The NDF will have a number of roles and functions including setting out 'the Welsh Government's land-use priorities and providing a national land-use framework for strategic and local development plans'. The NDF will focus on land-use issues and developments of national significance that the planning system can influence and deliver.

3.30 Between December 2016 and March 2017 the Welsh Government called for information and potential projects which sought evidence on: The role and scope of the NDF; national issues that could be addressed including areas for growth, new infrastructure requirements and management of national assets; how the NDF could maximise opportunities for new development; the NDFs role in shaping the SDP and local authority LDPs; and details of projects that help deliver objectives, are of national importance, support the delivery of wider projects and initiatives as part of a joined-up and coordinated plan and could not be dealt with at regional or local levels. The Welsh Government is currently in the process of analysing the responses received with details to be published in due course. This Framework will have many implications for future policy formulation, as the LDP will need to be compliant with its content. Until the plan is in place however there is little action to be taken in this regard.

Strategic Development Plan:

As with the NDF, the Planning (Wales) Act 2015 provides a legal framework for the preparation of a Strategic Development Plan (SDP). Welsh Government suggest that there is evidence to show that there are many strategic planning issues that first generation LDPs have failed to address in isolation. Consequently, those 'larger than local issues' such as housing, employment and transport infrastructure can be tackled at a strategic level to ensure they are being considered and planned for in a comprehensive way. RCT will need to work in conjunction with other South East Wales Authorities in order to formulate a plan for the Cardiff Capital Region; this area could include RCT in whole or in part. At present the South East Wales Authorities are in the process of compiling a regional evidence base, with each authority leading on a different topic.

Other Local Authorities LDPs

3.31 **Cardiff**: Cardiff's Local Development Plan was adopted on the 28th January 2016. There are three green-field Strategic Sites within the Cardiff LDP that could potentially impact significantly upon RCT although the effects were discussed in policy terms during the 'matters arising changes'. The policies' success will however be contingent upon the cooperation and agreement of both Authorities particularly at the planning applications stage. The policy changes state that provisions for new homes and local employment opportunities in these areas will be delivered using a phased approach, and will include the bus-based rapid transit corridors through the sites; off-site infrastructure; extensions of the bus network with increased frequency and reliability; a strategic park and ride facility north of Junction 33 of the M4; and improved linkages with Rhondda Cynon Taf.

3.32 **Vale of Glamorgan:** Between the 24th January 2017 and the 1st February 2017, four hearing sessions took place on the Vale of Glamorgan's Local Development Plan. The four sessions consisted of 'New Allocations', 'Gypsy and Travellers (2)', 'Miscellaneous Matters' and the 'Monitoring Framework'. During February 2017 the Council consulted on the proposed changes that arose as a result of the matters arising from the additional hearing sessions in January and February, known as the Further Matters Arising Changes. The six week public consultation took place from the 17th February to the 31st March 2017. All duly made representations were forwarded to the Inspector for consideration and the Council received the Inspector's report on the 25th May 2017. The plan was formally adopted on the 28th June 2017.

3.33 **Caerphilly:** Caerphilly County Borough Council resolved to withdraw its Replacement Caerphilly County Borough Council Local Development Plan up to 2031 in a meeting of the full Council on the 11th October 2016, in accordance with Regulation 25 of the Town and Country Planning Local Development Plan (Wales) Regulations 2005 (as amended). The Cabinet Secretary for the Environment and Rural Affairs decided not to intervene in this matter and has not overruled the Council's decision. The Council has therefore withdrawn the Replacement Caerphilly County Borough Council LDP and associated documents by virtue of Section 66A of the Planning and Compulsory Purchase Act 2004 and Regulation 26 of the Town and Country Planning Local Development (Wales) Regulations 2005 (as amended).

3.34 **Merthyr Tydfil:** A full review of the adopted Local Development Plan commenced in May 2015 culminating in the production of a Review Report. The Review Report was approved by full Council on the 20th April 2016 which recommends the preparation of a replacement LDP. The Delivery Agreement (DA) for the first replacement Merthyr Tydfil Local Development Plan 2016-2031 was approved by full Council on the 13th July 2016 and agreed by the Welsh Government on the 10th August 2016. The DA comprises a timetable for preparing the replacement LDP and Community Involvement Scheme (CIS) which sets out how and when stakeholders and the community can contribute to the plan preparation process. The Council is currently preparing the Candidate Site register and work is underway for the 'Preferred Strategy' consultation which is due to commence in the summer of 2017.

The Local Development Context

3.35 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

3.36 There have been no additions to the policy framework in 2016-2017 however the following documents have been added to the LDP evidence base.

Rhondda Cynon Taf Joint Housing Land Availability Study 2017, published July 2017.

3.37 The Joint Housing Land Availability Studies (JHLAS) provide detailed information on the housing land supply in Rhondda Cynon Taf. The findings of the study indicate that instead of having the required 5 year housing land supply, there was a 2.4 year supply on the 1st April 2015, a 1.5 year supply on the 1st April 2016 and a 1.3 year supply on the 1st April 2017. The supply has fallen 1.5 years since the 2014 study. The Council has outlined a number of actions intended to ameliorate the situation in the JHLA Study Report. The shortfall is recognised as an important factor to be taken into account during any LDP revisions process.

The Employment Land Availability Schedule, 2017.

The employment land availability schedule 2017 outlines the present situation with regard to employment land in Rhondda Cynon Taf. The findings of the study show that Rhondda Cynon Taf has 730.18 hectares of employment land within the County Borough; this comprises of allocations, existing sites and vacant/redundant sites that were last used for employment operations. 156.02 hectares of land remains available for development (immediate to long-term) with 98.59 hectares of this immediately available for employment purposes. The portfolio of employment land will need to be assessed as part of any revisions procedure to ascertain what should remain for employment and what should be released to alternative uses.

Local Economic Conditions

3.38 The two sectors of the local economy that are particularly relevant to the successful implementation of the LDP are the housing market and the commercial property market.

3.39 The Joint Housing Land Availability Study (JHLAS) (2017) indicates that the Council, based on the residual method, has a 1.3 year housing land supply on the 1st April 2017, which is a reduction of 1.5 years since the 2014 study. The JHLAS (2016) indicated that we had a 1.5 year housing land supply on the 1st April 2016, which was a 1.3 year reduction since the 2014 study. Nevertheless the total number of housing completions in RCT for 2016-2017 is 716 dwellings with 236 being affordable dwellings. The completion figure for 2016-2017 is an improvement from the previous year high of 569 dwellings in 2015-2016.

3.40 During 2016-2017, 11,303 square metres, of major retail, office and leisure development was permitted, with a total of 7,303 sqm permitted in town centre locations in Rhondda Cynon Taf. In addition to commercial activities, there has also been activity throughout a number of schemes permitted for energy generation in Rhondda Cynon Taf. During 2016-2017, a total of 5 MW was approved for a solar farm at Penrhiw Cradoc Farm, Penrhiwceiber. Additionally, 90MW of wind energy capacity was installed in the TAN 8 Strategic Search Area F (SSA F) in the Rhondda Cynon Taf section of the Pen y Cymoedd wind farm. The total renewable energy capacity installed in SSA F in 2016-2017 is therefore 95MW. A further 12.5 MW of wind energy capacity was delivered outside SSA F, at Mynachdy Farm, Ynysybwl and at Mynydd Portref extension.

3.41 The impact of the global economic recession on the economy of Rhondda Cynon Taf continues to be a matter of concern for the Council, even though the economy is showing signs of steady improvement. Despite evidence that both the housing and commercial markets in the County Borough are experiencing encouraging growth; 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. The June 2016 decision to exit the European Union and the subsequent uncertainty surrounding exit negotiations also has the potential to reverse this growth trend, however the scale of these consequences are currently unknown.

Public and Private Sector Funding and Investment

Vibrant & Viable Places Programme

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

3.43 The programme consists of the following initiatives:-

- **Creating Homes above Retail Premises** is renovating vacant space above retail premises in Pontypridd Town Centre. Homestep Plus is purchasing and renovating properties targeted at first time buyers through a low cost home ownership/shared equity scheme.

- **Heat & Save Ponty** is providing energy efficiency measures in over 300 homes.

- **Regenerating Lady Windsor Colliery Site** is preparing baseline information to support the future development of the site for new housing.

- **Pontypridd Hub** is developing a major redesign of the YMCA building to create a multipurpose facility creating new and improved facilities including workspace for social enterprise and business, a fitness suite, a café and a suite of dedicated arts facilities.

- **Pontypridd Townscape Enhancement Programme+** is renovating and improving commercial buildings in the town centre.

- **Regeneration of Taff Vale Site** is unlocking the potential of the site and presents a major opportunity for a mixed use development at the heart of Pontypridd town centre.

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.

- **Town Centre Partnership** funding is bringing traders and stakeholders together in Aberdare and Porth Town Centres to develop a partnership approach to boost the town centres performance.

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

3.44 This chapter has identified a number of key contextual changes in national and local planning policy, legislation and guidance, as well as setting the broader social and economic contexts that would have some effect on the delivery of the LDP. There are various issues identified that will need to be considered further during the revisions procedure.

4 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2017 AMR is the sixth monitoring report to be prepared since the adoption of the Rhondda Cynon Taf LDP and provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough. Although six years may not give us a long-term picture of the success of the development plan process in Rhondda Cynon Taf, this sixth AMR allows for the identification of emerging patterns of development and associated issues.

4.2 This section of the report will firstly set out the Core and Local Output Indicators along with their Monitoring Results for 2016-2017. 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) (2017) indicated that Rhondda Cynon Taf had sufficient housing land on the 01.04.2017 to last 1.3 years, compared to the requirement for a 5 year supply. The JHLAS (2016) indicated that RCT had a 1.5 year housing land supply on the 01.04.2016.
CI 2	Number of net additional affordable and general market dwellings built in the Plan area per annum.	**Total housing** completions (affordable and market) 2016-2017 - 716 2015-2016 - 569 2014-2015 - 553 2013-2014 - 534 2012-2013 - 414 2011-2012 - 357 2010-2011 - 462 dwellings **Affordable housing** completions (excluding market) 2016-2017 - 236 2015-2016 - 98 2014-2015 - 114 (there were a further 4 affordable units through renovating existing dwellings) 2013-2014 - 75 (there were a further 7 affordable units created through renovating existing dwellings and another 9 units provided within a new-build hostel).

<table>
<tr><td></td><td></td><td>2012-2013 - 77
2011-2012 - 39
2010-2011 – 7 dwellings

Market housing completions (excluding affordable)

2016-2017 - 480
2015-2016 - 471
2014-2015 - 439
2013-2014 - 459
2012-2013 - 337
2011-2012 - 318
2010-2011 - 384 dwellings</td></tr>
<tr><td>CI 3</td><td>Net employment land supply/development per annum.</td><td>The allocated LDP employment land supply is 98 hectares. During 2016-2017, nothing new was built within the employment allocations however work is continuing on the 4.17ha site at Hirwaun Industrial Estate (NSA 14.2 – North of 5th Avenue, Hirwaun).</td></tr>
<tr><td>CI 4</td><td>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).</td><td>All developments permitted on all allocated sites in 2016-2017 (of a total of 841 hectares):

<table>
<tr><th></th><th>Size (ha)</th><th>% of Allocated Land</th></tr>
<tr><td>Up to 2011</td><td>36.93ha</td><td>4.4%</td></tr>
<tr><td>2011 - 2012</td><td>10.98ha</td><td>1.3%</td></tr>
<tr><td>2012 - 2013</td><td>5.37ha</td><td>0.6%</td></tr>
<tr><td>2013 - 2014</td><td>28.46ha</td><td>3.4%</td></tr>
<tr><td>2014 - 2015</td><td>109.5ha</td><td>13%</td></tr>
<tr><td>2015 - 2016</td><td>76.12ha</td><td>9%</td></tr>
<tr><td>2016 - 2017</td><td>0.6ha</td><td>0.07%</td></tr>
<tr><td>Totals to date</td><td>267.42ha</td><td>31.87%</td></tr>
</table>
All residential development permitted on residential, allocated sites in 2016-2017 (total of 386 hectares of residential allocations and approximately 9,200 units):</td></tr>
</table>

<table>
<tr><td></td><td></td><td>
<table>
<tr><th></th><th>Size (ha)/Units</th><th>% Allocated Land/
% Allocated Units</th></tr>
<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>2015 - 2016</td><td>76.12 / 1,852</td><td>19.7% / 20.1%</td></tr>
<tr><td>2016 - 2017</td><td>0.6 / 14</td><td>0.16% / 0.152%</td></tr>
<tr><td>Totals to date</td><td>193.6 / 4,331</td><td>50.17% / 47.03%</td></tr>
</table>
The 0.6 hectares permitted on allocated sites during 2016-2017 is 1.12% of the overall total of 53.73 hectares of development permitted during the year.

The 14 dwellings permitted on allocated sites during 2016-2017 equates to 2.5% of the overall total of 569 dwellings permitted during the year.</td></tr>
<tr><td>CI 5</td><td>Average density of housing development permitted on allocated development plan sites.</td><td>The average density of housing development permitted on allocated sites during 2016-2017 is 23.12 dph</td></tr>
<tr><td>CI 6</td><td>Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum.</td><td>During 2016-2017, 67.4%, or 36.2 hectares of a total of 53.75 hectares of development permitted, was on previously developed land or within existing buildings.</td></tr>
<tr><td>CI 7</td><td>Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a</td><td>During 2016-2017, 7,303 sqm's of major retail, office and leisure development of a total of 11,303 sqm's of such development, was permitted in the identified town centres, or within new local centres in their respective Strategic Sites in Rhondda Cynon Taf. This equates to</td></tr>
</table>

	% of all major retail, office and leisure development permitted. (Amended indicator as agreed).	64.6% 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).	There was no highly vulnerable development permitted in a C1 or C2 flood risk zone that did not meet all TAN 15 tests during 2016-2017.
CI 9	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	During 2016-2017, planning permission was granted for the development of 17.2 hectares of greenfield land and open space which is not allocated in the LDP. It should however be noted that 11 hectares of this permitted greenfield development is for a renewable energy, solar farm scheme.
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 2016-2017, 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 2016-2017.
CI 12	The capacity of Renewable Energy developments (MW)	90 MW of wind energy capacity was installed in 2016-17 in the TAN 8 Strategic Search Area F (SSA F) for wind energy, in the Rhondda Cynon Taf section of Pen y

	installed inside Strategic Search Areas by type per annum.	Cymoedd wind farm. A 5 MW of solar energy capacity was installed inside SSA F at Penrhiw Cradoc Farm, Mountain Ash. The total renewable energy capacity installed in SSA F in 2016-2017 is therefore 95 MW. (A further 12.5 MW of wind energy capacity was delivered outside SSA F, at Mynachdy Farm, Ynysybwl and at Mynydd Portref extension. Additionally, a 5MW solar farm was constructed at Berthllwyd farm, Penycoedcae)

Local Output Indicators		**Monitoring Results**
LI 1	Number of dwellings permitted annually outside the defined settlement boundaries.	11 dwellings were permitted outside the defined settlement boundary in 2016-2017. 9 of these dwellings related to one application which was immediately adjacent to the defined settlement boundary in accordance with policy NSA 12. Another of these dwellings was for a rural enterprise dwelling.
LI 2	Number of affordable dwellings provided annually on rural exception sites throughout Rhondda Cynon Taf.	During 2016-2017 30 affordable dwellings were provided on an exception site at Castellau Road, Beddau, outside but adjacent to the settlement boundary.
LI 3	Average house price in Rhondda Cynon Taf per annum.	The average actual house sales price in the County Borough during 2016-2017 was £121,533, this has increased from the 2015-2016 monitoring year which saw an average price of £118,659, and up from £112,905 in 2015-2014. (Source – Rightmove/Land Registry). The average price of a terraced dwelling in Rhondda Cynon Taf was £83,404; a semi-detached dwelling was £133,756 and detached housing averaged £222,295.
LI 4	Amount of affordable housing provided by Social Housing Grant per annum.	178 affordable houses were funded by Social Housing Grant during 2016-2017.

LI 5	% of employment land lost to alternative uses per annum	No employment land was lost to alternative uses during 2016-2017.
LI 6	Total convenience/ comparison retail floorspace developed per annum.	A total of 909.57m^2 was developed in 2016-2017 for convenience/comparison retail floorspace. This comprised 572m^2 for a local centre as part of a larger application (including housing) at the former Bryncae Industrial Estate and 337.57m^2 in Pontypridd town centre for a large Poundland store.
LI 7	Annual vacancy rates for each Principal Town and Key Settlement.	The Town Centre Retail Survey of early 2017 indicated annual vacancy rates for each of the Principal Towns and Key Settlements during 2016-2017 as follows: Aberdare 10.4% Pontypridd 8.8% Llantrisant / Talbot Green 5.0% Ferndale 17.4% Hirwaun 22.7% Llanharan 5.0% Mountain Ash 11.7% Porth 14.0% Tonypandy 16.4% Tonyrefail 20.4% Treorchy 5.8% The overall vacancy rate for these centres combined during 2016-2017 was 12.5%; for 2015-2016 was 10.6%; for 2014-2015 was 10.8% and for 2013-2014 was 11.4%
LI 8	Number of applications approved per annum for non-retail use in primary and secondary shopping frontages.	No applications were approved during 2016-2017 for non-retail uses in primary shopping frontages.
LI 9	Number of highway, roads, public transport and walking and cycling schemes implemented per annum.	No schemes were implemented during 2016-2017 however funding was secured to progress development of a section of the Rhondda Community Route Network (cycle route), between Gelli Industrial Estate and Rhondda Sports Centre.

LI 10	Proportion of new housing, employment and retail development accessible by a range of transport modes per annum.	All except one, or 99.82% of the 569 new houses permitted during 2016-2017 are accessible and within 400 metres of at least one or more transport mode. The one permission that is not within the 400 metres is for a rural enterprise dwelling. All new employment permissions are accessible and within 400 metres of one or more transport mode. All new retail permissions granted during 2016-2017 are accessible and within 400 metres of one or more transport mode.
LI 11	The number of SINC affected by development and the number of mitigation schemes secured annually (amended indicator as agreed).	During 2016-2017 no SINC sites were affected by development.
LI 12	Annual recycling / reuse/composting rates.	The recycling/reuse/composting rates for 2016-2017 were as follows: Recycled – 49.72%; Reused – 0.71%; Composted – 14.25%; Energy Recovery – 41.92%; and Land-filled – 2.12%.
LI 13	Amount of mineral deposits sterilised by new development annually.	The amount of mineral deposits potentially sterilised by new development during 2016-2017 was as follows: • Sandstone 1.43 hectares • Sand and Gravel 0 hectares • Limestone 0 hectares • Coal 0 hectares In accordance with the Mineral chapter of 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.
LI 14	Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of Strategic Sites.	Pre-application discussions and/or master-planning exercises have taken place in respect of the Strategic Sites at Robertstown/Abernant and Land South of Hirwaun during 2016-2017. Following discussions, an application is also currently being considered by the Council for 460 dwellings at Cefn yr Hendy.
LI 15	Planning permission granted for Strategic Sites.	In 2016-2017 there were no permissions granted for Strategic Sites.
LI 16	Annual rate of residential and/or commercial development on Strategic Sites.	During 2016-2017, 32 dwellings were erected on St. Ilid's Meadow, Llanilid which forms a part of the Strategic Site. Prior to 2016-2017, 264 dwellings had been built on the Strategic Site.
LI 17	Annual provision of local centres, primary schools, open space and biodiversity management schemes on Strategic Sites.	Biodiversity mitigation has been implemented and is ongoing in association with the opencast operation on the Hirwaun Strategic Site. The town centre and specifically the supermarket application on the Mwyndy Strategic Site also include proposals for the mitigation of the Pant Marsh area.
LI 18	Annual provision of highway and utility infrastructure on Strategic Sites.	The access point for the new Mwyndy/Talbot Green town centre has been implemented with infrastructure development continuing.
LI 19	Implementation of Regeneration Strategies during 2010-2021.	In 2016-2017, further elements of the Aberdare and Pontypridd Regeneration Strategies were implemented.

Core Policy Monitoring Analysis

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 1 - Development in the North	1, 2, 4, 5, 6 & 8	NSA 1 to NSA 28
MONITORING TARGET:	**MONITORING TARGET:**	
To build strong and sustainable communities in the Northern Strategy Area over the Plan period	**ADOPTION:** None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		

CORE AND LOCAL OUTPUT INDICATORS:

CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19

ANALYSIS OF RESULTS:

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

Housing

Below are the **house building completion** figures in the NSA for 2016-2017, showing previous years completions for comparative purposes (CI 2);

	General Market	Affordable	Total
2016-2017	**153**	**43**	**196**
2015-2016	127	48	175
2014-2015	157	20	177
2013-2014	153	23	176
2012-2013	94	52	146
2011-2012	130	26	156
2010-2011	160	21	181

Taking these and previous completions into consideration, an overall total of 1,971 **new**

dwellings have been built in the NSA since the start of the plan period in 2006.

During 2016-2017, the Council **approved 317 houses** in the Northern Strategy Area. Since the adoption of the plan in 2011, **2,036** houses have been given planning permission in the NSA.

The average density of dwellings given permission on allocated sites in the NSA during 2016-2017 was **22.32dph**, which sits below the expected level stated in policy NSA 10 (CI 5).

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

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

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

- NSA 9.8 – Dyffryn Row, Cwmbach, Aberdare (Outline);
- NSA 9.9 – Ynyscynon Farm, Cwmbach (part) (Outline)
- NSA 9.10 – 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 housing sites where the signing of a S106 Agreement is awaited:

- NSA 9.15 – Old Hospital Site and School Playground, Treherbert.
- NSA 9.20 – Dinas / Graig Ddu

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 2016-2017, 67.4%, or 36.2 hectares of a total of 53.75 hectares of development permitted throughout the County Borough, was on previously developed land or within existing buildings (CI 6).

Of all the developments permitted on land within the NSA in 2016-2017, (totalling 37.85 hectares), 25.12 hectares or 66.4% of permissions were on previously developed land. A further 1.4 hectares or 3.7% of permissions were on or within existing premises. 11.2 hectares or 29.6% of the permissions were on greenfield land, although 11.0 hectares or 98.21% of permitted greenfield development was for a solar farm at Penrhiw Cradoc Farm, Penrhiwceiber (CI 9) and 0.13 hectares or 0.3% of all development in the NSA was on open space.

During 2016-2017, no highly vulnerable development was permitted in a C1 or C2 flood-risk zones that did not meet all TAN 15 tests (CI 8).

During 2016-2017 a further 90 MW of wind energy capacity was installed in the TAN 8 Strategic Search Area F (SSA F) for wind energy, in the Rhondda Cynon Taf section of Pen y Cymoedd wind farm.

A solar farm with a 5MW energy capacity was installed inside SSA F at Penrhiw Cradoc Farm, Penrhiwceiber, Mountain Ash.

Therefore, the total renewable energy capacity installed in SSA F in 2016-2017 is 95 MW.

A further 0.5 MW of wind energy capacity was delivered outside SSA F, at Mynachdy Farm, Ynysybwl.

During 2016-2017, no SINC sites were affected by developments permitted in the NSA (LI 11).

Economic Activity

During 2016-2017 NSA 14.1 received outline planning permission for a mixed-use scheme on the 16th May 2016 at the former Chubb Factory, Ferndale.

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

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

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

Sustainable Transportation / Accessibility

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

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

In addition to the above, progress has been made with other allocated schemes. In the Northern Strategy Area the Mountain Ash Southern Cross Valley Link has received planning permission for an east-west highway link via an upgraded junction on the A4059; construction is anticipated to commence in the summer of 2018. The Mountain Ash Northern Cross Valley Link has also been reviewed as part of the development of the southern link however the southern link has priority.

The park and ride provision for Strategic Site 5 (Hirwaun) has been proposed as part of the wider Cynon Gateway scheme within the SE Wales Valleys LTP. Funding has also been allocated to progress a section of the Rhondda Community Route Network between Gelli Industrial Estate and Rhondda Sports Centre.

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

During 2016-2017, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.82% of all new houses permitted during 2016-2017 are accessible and within 400 metres of at least one or more transport mode.

100% (12 of 12), of all new employment permitted is accessible and within 400 metres of one or more transport mode and all new retail permitted (18 of 18) 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 2016-2017 (LI 19).

Comment

The monitoring targets for Policy CS 1 require **40%** of the LDP allocations in the NSA to be subject to planning consent or implemented by 2015 and 100% to be subject to planning consent or implemented by 2021. To date, 17 allocations have either been implemented, subject to planning consent or part of the allocation has been permitted. This equates to **37.7%** 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. That being said, it is clear that there is a continued delivery of new houses in the NSA, both market and affordable, with 1,971 dwelling built here since the start of the plan period in 2006 and 196 during 2016-2017. A total of 2,036 dwellings have been approved since the adoption of the plan in 2011, with 317 of these approved throughout the past year in the NSA. The Strategic Sites in the north are making slow but steady progress with development of the college campus on the Robertstown site continuing. Pre-application discussions for bringing forward and master-planning the Strategic Sites in the north are progressing well.

There has been progress with regards to employment in the North during the monitoring period also with permission granted for a mixed-use scheme on Ferndale and Highfield Industrial Estate (NSA 14.1) and development continuing on land north of Fifth Avenue in Hirwaun (NSA 14.2). 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 is also in place within RCT. It was determined that there would be no charge for residential development in the NSA, as it is anticipated that it will encourage further investment and development within the area.

It is nevertheless acknowledged that this broad monitoring of policy CS 1 is indicating that the implementation of allocations in the NSA are not proceeding at the rate set out in its target. There are considered reasons for this that will be discussed within the specific sections of the report. What is of particular note is the considerable numbers of houses that have actually been built in the area alongside those that have recently received permission; whilst it is presumed that the market is delivering these permissions in line with market demand. It therefore remains the Council's view that the overall strategy delivery 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 any review of the LDP.

The Council has further employed innovative ways of stimulating housing such as its unique Developer Forum where barriers to housing investment are discussed and solutions developed. However, we are always exploring new ways to stimulate investment and in July 2015, Cabinet agreed a report entitled 'Strategy for Enabling Housing Development' which set out the details of a project that would involve the disposal of Council owned land for local housing development.

A pilot area in the Rhondda Fach was chosen because it was considered that the initiative could play a role in rectifying market weaknesses in that area. Stimulating development in this way would also assist in delivering new housing provision, bring about regeneration and assist the local economy by enabling economic activity. Further housing investment sites were considered in the Northern Cynon Valley.

During 2016, the Council commissioned the company GVA Grimley to undertake comprehensive valuation appraisals of some of these sites along with all undeveloped housing allocations in the LDP. This was to better understand the sites and to subsequently help enable their development. This and other strategic projects to encourage increased housing delivery in Rhondda Cynon Taf are discussed below in CS4 – Housing Requirments.

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:		

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:

Housing

Below are the **house building completion** figures in the SSA for 2016-2017, showing previous years completions for comparative purposes;

	General Market	Affordable	Total
2016-2017	**327**	**193**	**520**
2015-2016	344	50	394
2014-2015	282	94	376
2013-2014	322	36	358
2012-2013	243	25	268
2011-2012	188	13	201
2010-2011	224	57	281

Taking these and previous completions into consideration, an overall total of **3,390 new**

dwellings have been built in the SSA since the start of the plan period in 2006 (CI 2).

During 2016-2017, the Council **approved 252** new houses in the Southern Strategy Area. Since the adoption of the plan in 2011, **5,489 houses** have been given planning permission in the SSA.

The average density of dwellings given permission on allocated sites in the SSA during 2016-2017 was **24.73dph**, which sits below the expected level stated in policy SSA 11 (CI 5).

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

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

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

- SSA 7 – Former Cwm Colliery and Coking Works, Tynant (Outline);
- SSA 8 – Mwyndy/Talbot Green (part) (Outline);
- SSA 9 – Former OCC Site, Llanilid (part) (Outline);
- SSA 10.3 – Collenna Farm, Tonyrefail;
- SSA 10.5 – Site of the former Hillside Club, Tonyrefail (Outline).

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

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

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

Strategic Sites

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

Sustainable Development

During 2016-2017, 67.4%, or 36.2 hectares of a total of 53.75 hectares of development permitted throughout the County Borough, was on previously developed land or within existing buildings (CI 6).

For information, 11 hectares of greenfield development was for a renewable energy, solar farm scheme at Penrhiw Cradoc Farm, Penrhiwceiber.

Of all the developments permitted on land within the SSA in 2016-2017 (totalling 18.8 hectares), 6.7 hectares or 42.4% of permissions were on previously developed land. A further 2.9 hectares or 18.4% of permissions were on or within existing premises (CI 6). 5.4 hectares or 34.2% of permissions were on greenfield land (CI 9) and 0.8 hectares or 5.0% of permissions were on open space.

During 2016-2017, no highly vulnerable development was permitted in C1 or C2 flood-risk zones that did not meet all TAN 15 tests (CI 8).

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

12MW were however delivered at the Mynydd Portref extension in Tonyrefail during 2016-2017 (CI 12). Additionally, a 5MW solar farm was implemented at Berthllwyd Farm, Penycoedcae.

No SINCs have been affected by any proposed development permitted in the SSA during 2016-2017 (LI 11).

Economic Activity

During 2016-2017 the Council granted permission for a new B2 unit with ancillary B1/B8 at Llantrisant Business Park comprising 2,200m^2 of gross industrial space, whilst also granting a B1 office-led development at the former Taff Vale Precinct Site in Pontypridd. This latter permission is for a mixed use development of B1 (office), A3 (food and drink), D1 (non-residential uses) and D2 (leisure and assembly); the permission will see up to 14,693m^2 of floor space over three buildings. Whilst not granted on allocations, the permissions are testament to the recovering economy and the willingness of companies to invest in Rhondda Cynon Taf, as well as making a further contribution to the Council's employment land bank. There were also a small number of permissions for the redevelopment of existing employment sites/units across the SSA.

The former Sogefi site in Llantrisant has also received planning permission for a bus depot which forms the first phase of a complete redevelopment of the site as Edwards Coaches Headquarters. The second phase will include a new, large business park with numerous opportunities for inward investment. The relocation of the company to a larger site ensures the continued growth of a highly successful, local business and major employer in RCT.

Development is well advanced for the infrastructure to accommodate the retail permissions at the Mwyndy Strategic Site. The development of the retail allocation in Pontypridd, SSA

15.1 has long since been developed.

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.

Sustainable Transportation / Accessibility

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

- SSA 20.6 – Taffs Well Station Park and Ride;
- SSA 21.1 – Treforest Connect 2
- SSA 21.2 – Extension to Connect 2 scheme Pontypridd;
- SSA 21.3 – Maesycoed to Porth cycle route;
- SSA 21.4 – Glyntaff to Nantgarw cycle route;
- SSA 21.6 – Pontypridd to Tonyrefail via Llantrisant; sections 1 and 2 are now complete and the third section has secured planning permission. Funding has been allocated to progress the route, with vegetation clearance anticipated during the summer of 2017 and construction due to commence in the autumn.
- SSA 18.2 – Talbot Green Bypass dualling – a long term construction project has begun to further improve the Mwyndy Cross roundabout.

In the Southern Strategy Area the A473 Llanharan Bypass is included within the SE Wales Valleys LTP, with enhancements to key junctions taking place in relation to the A473 Talbot Green Bypass. Funding has also been secured for the Trallwn to Cilfynydd cycle route, policy SSA 21.5.

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

During 2016-2017, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.82% of all new houses permitted during 2016-2017 are accessible and within 400 metres of at least one or more transport mode.

100% (12 of 12), of all new employment permitted is accessible and within 400 metres of one or more transport mode and all new retail permitted (18 of 18) is accessible and within 400 metres of one or more transport modes (LI 10).

Regeneration

Further elements of the Pontypridd Town Centre Regeneration Strategy were being implemented during 2016-2017. The regeneration programme will result in an investment of £14m in commercial property and public realm improvements in the town centre (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 significant delivery of new houses in the SSA, both market and affordable, with 3,390 dwellings built since the start of the plan period and **480** during the 2016-2017 monitoring period. In total, 5,489 houses have been permitted in the SSA since the adoption of the plan in 2011, with 252 during this monitoring year. Again, it is considered that the overall delivery of these permissions will come forward with increased demand in the market. The figures above are very positive results given prolonged, 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 and/or B2 of employment land, visitors centre and area of informal recreation	**ADOPTION:** None	
	2015: Submission of application	
	2021: Development Complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, **LI 16, LI 17 and LI 18**		
ANALYSIS OF RESULTS:		
The Maerdy Colliery Strategic Site has been subject to partial land reclamation, although public funding is required to reclaim the major elements of the site. There have been some agreements reached with the wind farm development to provide access across the site and some funding has been agreed for small amounts of work but the main reclamation scheme is still unfortunately dormant. It is hoped that the wind farm will also generate some funding for design works for the site; land reclamation is not currently a Welsh Government funding priority. The Council continues to explore the potential for private funding in this regard. As part of the wind farm proposal, considerable engineering works will be carried out to		

allow access to the wind farm 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. Although the employment allocation has not yet been delivered, it is considered that the overall site is progressing and will be delivered during the plan period. The Council remains confident that the monitoring targets will be met.

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:		
During 2016-2017 the site was acquired by new owners who have been in pre-application discussions and meetings concerning the master-planning of the site. The Council will continue to monitor the status of the site and work with the owners in order to allow the site to come forward for development, although it is acknowledged that the target may be difficult to meet in the near future. Intervention will be considered as part of any review of the LDP.		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.3 - Former Phurnacite Plant	1, 2, 4, 5, 7 & 10	NSA 6
TARGET:	**MONITORING TARGET:**	
The construction of 500 dwellings, 5.9 hectares of employment, a new primary school and area of formal/informal recreation	**ADOPTION:** None	
	2015: Submission of planning application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
There have been pre-application discussions between the Council and part-owners of the site CPL (Coal Products Limited). Significant investment has already been made in remediating the site. An initial master-plan and brief for the site has been produced. The Coal Authority who own the other part of the site are currently undertaking some due diligence over the site investigation work Further land reclamation solutions would need to be implemented in order for the site to then come forward. The Council is confident that the site will be delivered.		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.4 - Land at Robertstown / Abernant	1, 2, 4, 5, 7 & 10	NSA 7
TARGET:	**MONITORING TARGET:**	
The construction of between 500-600 dwellings, 3.7 hectares of employment/leisure, a new primary school, medical centre and area of informal recreation	**ADOPTION:** None	
	2015: Planning permission / implementation of development	
	2021: Development completed	
PERFORMANCE:		

CORE AND LOCAL OUTPUT INDICATORS:
LI 14, LI 15, LI 16, LI 17 and LI 18
ANALYSIS OF RESULTS:
Planning permission was granted for a supermarket on the Robertstown element of the site on the 1st April 2015, following call-in of the planning application by Welsh Government and a public inquiry being held in November 2014. The new college campus that received approval in July 2015, on this lower (employment) part of the Roberstown site, is all but complete and 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. Pre-application discussions with the new owners and potential developers of the wider Abernant residential elements of the Strategic Site are at an advanced stage, with the hospital buildings now demolished and cleared. The development and interest shown in the site is such that the Council is confident that the monitoring targets will be met without intervention.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.5 - Land South of Hirwaun	1, 2, 4, 5, 7 & 10	NSA 8
TARGET:	**MONITORING TARGET:**	
The construction of 400 dwellings, 36 hectares of employment, a new primary school, 2000m² retail floorspace, medical/community centre and area of informal recreation	**ADOPTION:** None	
	2015: Planning permission / implementation of development	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
There has been an approval of an outline application for 2,000m^2 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.

Further detailed 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 to prepare a master-plan for the site. It is considered that the residential element of the site can come forward in advance of the dualling of the A465. It is acknowledged that much of the employment element of the site will not take place until the opencasting and subsequent restoration has taken place.

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.

The Cardiff Capital Region 'City Deal' provides further investment opportunities for the Heads of Valleys area, including transport schemes such as the electrification of the rail line as part of the South East Wales Metro and the extension of the passenger rail service to Hirwaun. Both of these schemes will support the development of the NSA 8 Strategic Site in conjunction with potential strategic employment sites which could provide jobs and investment within the area. It is anticipated that Hirwaun will become a hub for the energy sector and that the development of infrastructure including the A465; Aberdare to Hirwaun bypass and transport interchange will facilitate significant development within and around this Key Settlement.

The Council is confident that the monitoring targets are being met.

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 tower), site remediation, land restoration and development to provide a mix of uses including 851 residential units (use class C3), a primary school and open space.

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

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.7 - Mwyndy/Talbot Green Area	1, 2, 4, 5, 7 & 10	SSA 8
TARGET:	**MONITORING TARGET:**	
The construction of 500 dwellings, 15 hectares of employment, 23,400m² new retail floorspace, 10,000m² 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:		

There is a full approval for a superstore within the proposed town centre element of the Strategic Site, along with the infrastructure for the wider new town centre. The construction of this infrastructure is well advanced. The town centre has outline consent and comprises A1 retail space, A2 financial and professional service space, A3 food and drink space, B1 office space, a cinema, hotel, car parking and related infrastructure.

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.

An application was also submitted for approximately 460 dwellings on the Cefn yr Hendy site, Mwyndy in December 2016. The application includes proposals for a primary school, local centre (up to 200m^2 net sales), open space and associated drainage and

landscaping. The application is yet to be determined. Certain elements of the initial monitoring target have been met, whilst the Council is confident that the remaining targets will be met going forward.

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, 2,500m² retail floorspace, a medical centre, library/community facility, a new primary school and associated public open space.	**ADOPTION:** 248 dwellings	
	2015: Planning permission granted and implementation of development	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
A section of the site has consent for 240 dwellings and is currently being developed. 192 dwellings are complete to date with 32 delivered during 2016-2017 monitoring year. The remainder of the site benefits from planning permission, which is subject to the CIL process. This is a comprehensive 'hybrid' planning application (full and outline) comprising of up to 1,850 dwellings and a neighbourhood centre, (including community & leisure facilities, primary school, retail and commercial floorspace). Other elements in the proposal include highways infrastructure, strategic landscape areas and public open space. Certain elements of the initial monitoring target have been met, whilst the Council is confident that the remaining targets will be met in due course.		

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:		

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 (2017) indicates that Rhondda Cynon Taf has a 1.3 year housing land supply as of the 1st April 2017 down from a 1.5 year supply the previous year in 2016 (CI 1).

Shown below are the dwelling completion figures for Rhondda Cynon Taf from 2010-2011 through to 2016-2017:

	General Market	Affordable	Total
2016 – 2017	**480**	**236**	**716**
2015 - 2016	471	98	569
2014 - 2015	439	114	553
2013 - 2014	475	59	534
2012 - 2013	337	77	414
2011 - 2012	318	39	357
2010 - 2011	384	78	462

Taking these and previous completions into consideration, an overall total of **5,361** new dwellings were built in Rhondda Cynon Taf since the start of the plan period in 2006 (CI 2).

During 2016-2017, the Council approved 569 new houses in Rhondda Cynon Taf, this contributes to an overall total of **7,589** new dwellings permitted across the authority since the adoption of the plan in 2011. This equates to 1,264 units per year.

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).

	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%
2015 - 2016	76.12 / 1,852	19.7% / 20.1%
2016 - 2017	0.6 / 14	0.16% / 0.152%
Totals to date	**193.6 / 4,331**	**50.17% / 47.03%**

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

The average density of housing permitted on allocated housing sites during the 2016-2017 AMR period was 23.12 dph. This is currently lower than the desired density of LDP policies NSA 10 and SSA 11 (CI 5).

Although below the annual target figure, the construction rate of 716 completions during 2016-2017 represents a continued increase on previous years' building activity, of 25.8% on last year's total, whilst a continuous increase has been seen since the lowest completion total in 2011-2012. In fact there has been a 100% increase in housing delivery since that year. It is further evidenced that there is a continued delivery of new houses in Rhondda Cynon Taf, both market and affordable, with 5,361 dwellings built since the start of the plan period.

The global economic recession had a significant effect on the operations of the housing market in the early years of the LDP. The situation in Rhondda Cynon Taf mirrored that of many South East Wales authorities. The under-performance of the housing market locally was attributable to economic conditions and not necessarily to the availability of land. Now that the level of house building activity has improved, it is becoming more important to reconsider the housing land requirement as well as land supply issues.

The average house price (paid) in 2016-2017 was £121,533 this has increased significantly over the last few years demonstrating an 11.0% increase since the 2013-2014 monitoring period which quoted an average price of £109,470.

The result of the Joint Housing Land Availability Study (2017) illustrates an issue with medium-term land availability, since it indicates that there is sufficient housing land to last for only 1.3 years (reduced from 1.5 years in 2016 and from 2.4 years in 2015), compared to the requirement for authorities to have a 5-year supply. The housing land supply is calculated using the residual method, based on the adopted LDP housing land requirement, LDP housing land allocations and other sites with planning permission. The annual JHLAS reports have attributed this low figure partly to the proportion of brownfield land in the supply (where a longer lead-in time after grant of planning permission is required, to allow for site preparation), and partly to the effect of the large Strategic Sites (that have development programmes well in excess of 5 years).

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

Rhondda Cynon Taf has undertaken initial analysis and interpretation of the updated Household Projections issued by Welsh Government in February 2014. Based on a broad calculation using these revised figures, 9,500 new dwellings will be needed to meet projected housing need between 2011 and 2031 and therefore a much lower annual build rate of around 600 dwellings per year would need to be built from here on. This is also considering a high level assumption. In this respect, recent house building figures in RCT are meeting this need.

It is nevertheless acknowledged that the target of delivery of the housing numbers identified in the LDP is not being met. The plan identified a need of 14,385 dwellings to be built by 2021, at a rate of 959 dwellings per year throughout the plan period. This accorded with Welsh Government's population projections at the time of the LDP plan preparation. The target for 2015 was the completion of 8,631 units, whilst 5,361 have been completed during the plan period to date.

It is considered that significant permissions by the Council over the past years, totalling 7,525 since just 2011 gives considerable opportunity for housing development to continue to grow. It should however be recognised, as alluded to in earlier sections, that the house builders are somewhat restricted by market demand with respect to their ability to build greater numbers of housing.

Therefore in terms of the actual monitoring targets as they stand it is accepted that they are not being achieved and it is unlikely that this will be addressed without specific intervention. The Council in response to the underperformance of this policy is exploring and progressing a number of methods of intervention which aim to address the issues that are affecting deliverability of the sites. Such methods of intervention include firstly the unique

Developer Forum where barriers to housing investment are discussed and solutions developed and the *Strategy for Enabling Housing Development* detailed above in section CS 1.

Further work has been undertaken and commissioned over the monitoring year to gain a better understanding of the viability of the allocations for their development. In doing so it may help unlock certain sites for development and allow for consideration for the funding of these sites, or constraints associated with them that are preventing their delivery.

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

As mentioned above, the Council commissioned the company GVA Grimley to undertake comprehensive valuation appraisals of the undeveloped housing allocations in the Rhondda Cynon Taf LDP, along with other sites identified as housing investment sites.

They were instructed to comment on whether or not each of these 41 sites were likely to be financially viable for residential development considering all current influencing factors. These would include, but not be limited to, the individual sites' physical characteristics and constraints, location of sites and their associated housing markets, along with planning policy influences such as planning obligations (Affordable Housing, Education contributions etc) and Community Infrastructure Levy; All of which would incur costs of varying significant degrees. In addition to this are clearly the costs associated with the construction of the units, along with professional, finance and legal fees, whilst the developers contingency and profits requirements are also factored into the cost equation.

A further piece of work was subsequently commissioned, and PWC were appointed by Rhondda Cynon Taf *to provide support to help it understand the financial levers it has available to make a positive intervention in unlocking and accelerating stalled housing sites.* The report identified these potential financial levers suitable to each site and outlined further information relating to their appropriate use, advantages and disadvantages. The Council is currently further preparing a methodology to determine what sites are the most appropriate to benefit from a variety of financial interventions to enable their development.

Another project that the Council is developing is one to enable increased opportunities for self-build housing projects. This area of housebuilding is one that is both underrepresented in the UK and also has perceived and actual barriers associated with it. This project involves identifying suitable Council owned land that could be sold at affordable prices to individuals who wish to manage, design and build their own properties.

It is intended that this process will help to overcome these barriers that appear to exist in this sector, whilst acting as a pilot for a process that could be rolled out across South Wales; This should then result in increased and broader opportunities for housebuilding in Rhondda Cynon Taf and the region.

The Council is confident that these methods along with the continued improvement in the

housing market will support a year on year increase in the delivery of housing in Rhondda Cynon Taf, which has been seen since the beginning of the plan period.

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 2016-2017 236 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 937. A total of 185 affordable units were approved during 2016-2017. The delivery of new affordable housing in Rhondda Cynon Taf is intrinsically linked to the development of new general market housing. The downturn in volume house building experienced nationally caused by the economic recession has resulted in a reduction of house building activity in the County Borough and therefore a reduction in the provision of affordable homes. Accordingly, as with the analysis of the monitoring of the general housing requirements in CS 4 above, it is considered that as the economy recovers and further house building continues on recently permitted sites in the south of the County Borough, (where there is the greater need for affordable housing units) that opportunities to secure further affordable homes will increase. 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, 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 (LHMA).		

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. One of the local employment allocations (NSA 14.2) continued development during 2016-2017 and another local site (NSA 14.1) received outline planning permission for a mixed-use scheme on the 16th May 2016 at the former Chubb Factory, Ferndale.

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

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

The Council granted a number of permissions during 2016-2017 for industrial development. The 39,905m^2 of gross industrial development permitted, comprises mainly of extensions to pre-existing buildings of companies who are investing in Rhondda Cynon Taf through the expansion of their businesses, along with new builds and a number of change of use applications.

During 2016-2017 the Council also granted permission for a new B2 unit with ancillary B1/B8 at Llantrisant Business Park comprising 2,200m^2 of gross industrial space, whilst also granting a B1 office-led development at the former Taff Vale Precinct Site in Pontypridd. This latter permission is for a mixed use development of B1 (office), A3 (food and drink), D1 (non-residential uses) and D2 (leisure and assembly); the permission will see up to 14,693m^2 of floor space over three buildings.

The former Sogefi site in Llantrisant has also received planning permission for a bus depot which forms the first phase of a complete redevelopment of the site as Edwards Coaches Headquarters. The relocation of the company to a larger site ensures the continued growth of a highly successful, local business and major employer in RCT.

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

In addition to the allocated sites, the Council annually monitors 102 operational employment sites across the County Borough, which contain approximately 1,687 units. The vast majority of these units are traditional B1, B2 and B8 employment uses although the units also consist of other uses suited to industrial estates such as sui generis and certain D Class uses. As well as ensuring the ability of new sites to come forward, the LDP plays a key role in protecting and managing these sites. The monitoring process indicates that there is an average vacancy rate of 9.0% across all of the operational employment sites, 4.8% lower than 2015-2016. Some of these sites also have considerable areas of cleared or undeveloped land within them for future development and inward investment opportunities.

Altogether the Council has 730.18 hectares of employment land within its land bank with 156.02 remaining for development of which 98.59 hectares is available immediately. This includes undeveloped allocations, existing non-operational employment sites and areas of undeveloped land on operational sites. The existing, 102 operational employment sites total 631.51ha, within which there are 66.34ha of vacant, undeveloped land which is immediately available for employment development.

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

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

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

The Council again acknowledges that the specific target is not being met with regards to the delivery of its allocated employment land. Despite this however there is considerable, encouraging economic activity happening on the existing employment sites. Such economic activity has included the creation of 925 new businesses within RCT during 2015 (StatsWales). This is above the South East Wales average of 613 business births for the same year. Accordingly, it is 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 and existing sites to meet this need.

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

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 7 - Retail Development	2 & 6	NSA 17 SSA 15
TARGET:	**MONITORING TARGET:**	
Improve viability and vitality of 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf over the Plan period Development of between 34,400m²-36,400m² new retail floorspace throughout the County Borough over the Plan period	**ADOPTION:** None **2015:** 40% of allocations **2021:** 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 4, CI 6, CI 7, LI 6, LI 7 and LI 8		
ANALYSIS OF RESULTS:		

The LDP allocates land for the development of between 34,400sqm and 36,400sqm of new retail floorspace.

Permission for a small local retail centre was implemented during the 2016-2017 monitoring year, as part of a larger application, which also included housing on Bryncae Industrial Estate, Llanharan. In the Principal Town of Pontypridd a new Poundland store opened in June 2016. Both schemes combine to provide an overall total of 909.57m^2 of gross convenience/comparison retail floorspace implemented throughout 2016-2017.

Construction has commenced for the 10,976m^2 gross floorspace superstore on the Mwyndy-Talbot Green Strategic Site (along with the wider infrastructure), which was permitted during the 2014-2015 monitoring period. The wider Town Centre was approved for approximately 34,000m^2 of retail and further significant leisure, office and hotel floorspace. The permission at the Llanilid Strategic Site will also see the creation of the local centre there, with some retail element. During the previous monitoring period a S106 agreement was signed granting planning permission for a supermarket including access improvements on the Strategic Site in Hirwaun.

In 2016-2017 permission was granted for 885m^2 of convenience/comparison retail floorspace. The applications include a large retail unit on the ground floor of the former Boot Hotel, which is along the primary shopping frontage within Aberdare town centre and a convenience store as part of a mixed-use application for retail and residential at the former Hirwaun Nursery site, Aberdare.

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

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

Progress is being made with regards to retail in the LDP accordingly, it is not considered that intervention is required to ameliorate the progression of these permissions 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 2016-2017	Vacancy Rate 2015-2016	Vacancy Rate 2014-2015	Vacancy Rate 2013-2014	Vacancy Rate 2012-2013	Vacancy Rate 2011-2012	Vacancy Rate 2010-2011
Aberdare	10.4%	9%	9.0%	12.7%	8.18%	6.0%	12.9%
Pontypridd	8.7%	8.7%	8.7%	9.2%	9.22%	7.28%	6.63%
Llantrisant/ Talbot Green	4.3%	2.6%	1.7%	2.7%	2.68%	3.57%	0.9%
Ferndale	17.4%	13%	10.9%	8.7%	6.52%	8.7%	13.0%
Hirwaun	22.7%	22%	9.5%	0%	0%	4.76%	4.76%
Llanharan	5.0%	0%	0%	10%	0%	0%	5.0%
Mountain Ash	11.7%	12.7%	18.3%	20.4%	23.66%	18.28%	19.35%
Porth	14.0%	10.8%	14.2%	15.8%	11.48%	10.92%	15.13%
Tonypandy	16.4%	20.53%	19.7%	18.4%	23.33%	18.24%	18.24%
Tonyrefail	20.4%	12.9%	13.5%	9.6%	11.53%	7.55%	9.26%
Treorchy	5.8%	9%	6.8%	4.2%	6.83%	5.93%	4.2%
Overall Vacancy Rates	**12.4%**	10.6%	10.8%	11.4%	10.8%	9.1%	10.7%

The overall town centre vacancy rate for the Principal Towns and Key Settlements is

12.4%, as determined by the Council's annual retail survey conducted in January 2017. This is 3% higher than the UK average town centre vacancy rate of 9.4% in January 2017 (Springboard). When compared with the Welsh average town centre vacancy rate, Rhondda Cynon Taf was virtually comparable with an average vacancy rates of 12.4% compared with the Welsh (whole of Wales) average of 12.5% (January 2017; Springboard). The individual Principal Town vacancy rates are generally low and especially Llantrisant/ Talbot Green which has a vacancy rate of 4.3% vastly below both the UK and Wales average. The Key Settlements vacancy rates are somewhat varied ranging from 5.0% in Llanharan to 22.7% in Hirwaun. Of the eleven Principal Towns and Key Settlements; six are below the Welsh average whilst Ferndale (17.4%), Hirwaun (22.7%), Porth (14.0%), Tonypandy (16.4%) and Tonyrefail (20.4%) are above. The overall vacancy rate has risen, reflecting general UK and Welsh trends. The vacancy rates directly correlate with consumer spending, which has slowed recently in line with Quarter 1 (Jan – Mar 2017) of the retail sales index. Whilst the vacancy rate has risen this year, it continues to reflect the general trends as witnessed throughout the UK as a whole. Despite this Rhondda Cynon Taf is marginally below the Welsh Average which indicates that the town centres are still performing consistently. The overall picture of retail remains positive however, with a good number of smaller permissions approved which will ensure a continued contribution to the vitality and viability of our town centres. An element of this can certainly be attributed, in part, to the continued significant investment in our centres' regeneration.

POLICY:	**OBJECTIVE:**	**RELATED POLICIES:**
CS 8 - Transportation	6 & 8	NSA 20 to NSA 23 & SSA 18 to SSA 21
TARGET:	**MONITORING TARGET:**	
Promote more sustainable forms of transport throughout Rhondda Cynon Taf Reduce need to travel through the development of new services in accessible locations throughout the plan period	**ADOPTION:** None **2015:** 40% of allocations **2021:** 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 9 and LI 10		

ANALYSIS OF RESULTS:
The LDP allocates land for a range of transportation schemes, including major highways, roads, public transport, walking and cycling. Listed below are the schemes completed to date: • NSA 21.3 – Expansion of existing park and ride facilities, Robertstown; • NSA 23.3 – The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate; • NSA 21.2 – Land south of Ty Trevithick, adjacent to A470 Abercynon. • SSA 20 – Taffs Well Station Park and Ride; • SSA 21.1 – Treforest Connect 2 is fully complete and operational; • SSA 21.2 – Extension to Connect 2 scheme Pontypridd; • SSA 21.3 – Maesycoed to Porth cycle route; • SSA 21.4 – Glyntaff to Nantgarw cycle route; • SSA 21.6 – Pontypridd to Tonyrefail via Llantrisant; sections 1 and 2 are now complete and the third section has secured planning permission. Funding has been allocated to progress the route, with vegetation clearance anticipated during the summer of 2017 and construction due to commence in the autumn. • SSA 18.2 – Talbot Green Bypass dualling – a long term construction project has begun to further improve the Mwyndy Cross roundabout. In addition to the above, progress has been made with other allocated schemes. In the Northern Strategy Area the Mountain Ash Southern Cross Valley Link has received planning permission for an east-west highway link via an upgraded junction on the A4059. The Mountain Ash Northern Cross Valley Link has also been reviewed as part of the development of the southern link however the southern link has priority. The park and ride provision for Strategic Site 5 has been included as part of the Cynon Gateway scheme within the SE Wales Valleys LTP. Funding has also been allocated to progress a section of the Rhondda Community Route Network between Gelli Industrial Estate and Rhondda Sports Centre. In the Southern Strategy Area the A473 Llanharan Bypass is included within the SE Wales Valleys LTP and enhancements to key junctions taking place in relation to the A473 Talbot Green Bypass. 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. As the requirements of the Active Travel (Wales) Act 2013 progress improvements to existing walking and cycling routes will likely be identified and also potential new routes proposed. This process will be complete in September 2017. Further LDP transportation allocations may also come forward in accordance with the

South East Wales Metro system, which includes the potential for further expansion of the Robertstown Park and Ride scheme. Also as patronage is expected to increase with Metro proposals; the existing facilities are likely to reach capacity within the next two years. The park and ride provision at Taffs Well is complete and as Taffs Well is recognised as a key node in the transport network further enhancements are envisaged as part of the Metro/City Deal (SSA 20.6). The construction of park and ride facilities at Porth station and subsequent extension were also completed during the monitoring year. The South East Wales Valleys LTP contains proposed schemes to further to increase capacity at Pontyclun and Treforest stations which are likely to reach capacity within the next two years also. There is further pressure at Llanharan station; feasibility work is ongoing to identify any potential for the expansion of the park and ride facilities. The Pontypridd to Tonyrefail via Llantrisant Cycle route (SSA 21.6) has two sections complete, with planning permission secured for the third section. Funding has been allocated to progress with the route from the western end towards Cross Inn during 2017.

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

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

During 2016-2017, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.82% of all new houses permitted during the monitoring period are accessible and within 400 metres of at least one or more transport mode. 100% (12 of 12), of all new employment permitted is accessible and within 400 metres of one or more transport mode and all new retail permitted (18 of 18) is accessible and within 400 metres of one or more transport modes (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	**ADOPTION:** N/A	
	2015: N/A	

management over the Plan period	**2021:** N/A
PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
CI 10	
ANALYSIS OF RESULTS:	

During 2016-2017, no further waste management capacity was permitted meaning that the total permitted to date remains at 9.95 hectares of capacity, which equates to 79.6% and 45.9% of the lower and higher capacity requirements of the Regional Waste Plan respectively.

Waste management in Rhondda Cynon Taf during 2016-2017 saw the following rates of disposal:

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

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

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 10 - Minerals	10	AW 14 & SSA 26
TARGET:	**MONITORING TARGET:**	
Maintain 10-year land bank of permitted aggregates reserves	**ADOPTION:** N/A	
	2015: N/A	
	2021: N/A	
PERFORMANCE:		

CORE AND LOCAL OUTPUT INDICATORS:
CI 11
ANALYSIS OF RESULTS:
No primary land-won aggregates were permitted for extraction in 2016-2017, with aggregate production in Rhondda Cynon Taf continuing at Craig yr Hesg quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun. A full application for a Western extension to the existing Craig yr Hesg Quarry, Pontypridd is currently being considered by the Council. This is for the phased extraction of an additional 10 million tonnes of pennant sandstone and an overall restoration scheme for the quarry.

5 SUSTAINABILITY APPRAISAL MONITORING

5.1 The Sustainability Appraisal (SA) of the LDP identifies 22 targets and 25 significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The monitoring requirement of the Habitats Regulations Assessment is also being undertaken as part of the SA monitoring process.

5.2 A key issue in determining the Plan's sustainability progress is in ensuring the proposed indicators are providing the necessary information to allow prediction of the effects of the plan.

Results of the SA Monitoring

1. Housing	
SA Target	*SA Indicator*
• Reduce discrepancies between requirement and availability of affordable and special needs housing stock.	• Number of new affordable housing units provided during the year as a percentage of all housing units provided during the year.
Monitoring Results	
During 2016-2017, a total of 716 dwellings, including both market and affordable, were built. 236 of these were affordable, equating to 33% of all houses built during the year. A further 185 affordable units were approved during this period, of a total of 569 approved dwellings, equating to 32.5%. This number and percentage of affordable units provided during the year is a considerable increase on the previous year's figures. From an SA perspective, the overall figures on affordable housing are progressing well over recent years and the prediction made in the SA of an increase in provision of affordable housing is indeed correct. The SA also predicted that this would have positive long-term effects for health and the economy through the retention of young people and families, especially in the northern areas, where depopulation is an issue. As noted in the analysis of results for CS 5 (Affordable Housing), the delivery of affordable housing is closely tied to the overall house building figures. In order to have a sustained long-term and positive effect on housing, employment and health; the number of affordable homes delivered will need to increase during the plan period. This will be dependent on further economic recovery and increased build rates of market housing on a national and local scale.	

2. Culture and Heritage		
SA Target	*SA Indicator*	
• 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.	• Buildings at Risk (absolute number). • Number of Designated Sites with Management Plans.	
Monitoring Results	(Buildings at risk)	(Mgt plans)

April 2016-March 2017:

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

April 2015-March 2016:

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

April 2014-March 2015:

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

April 2013-March 2014:

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

April 2012-March 2013:

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

April 2011-March 2012:

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

Although buildings may well have been restored (or other listed buildings deteriorated) during this last year, they will only be formally removed/amended at a Buildings at Risk re-survey. As Cadw have not re-surveyed the listed buildings in

RCT since 2011, the indicator results remain as last year. 7 designated sites have management plans. This monitoring period has seen a number of very positive investments in Listed Building in the County Borough. This builds on the great work seen in previous monitoring periods such as the redevelopment of Aberdare Town Hall and the very successful redevelopment of the Lido in Ynysangharad Park in Pontypridd. A number of other recent improvements have also been made to many of the buildings on the heritage at risk list. These include the Black Lion hotel in Aberdare which has been renovated externally and the Labour Exchange (also in Aberdare) which has been fully restored and is now occupied. In Pontypridd during this monitoring period restoration has continued at the former Coed y Lan school, which has been partially restored and occupied; whilst many other properties within the Pontypridd Conservation area have been restored and are now occupied by new retailers with residential flats above.

3. Communities		
SA Target	*SA Indicator*	
• Improve access to public transport and community facilities for all. • Increase % of people with qualifications and improve skills.	• Proportion of new housing, employment and retail development accessible by a range of transport modes per annum. • Number of enrolments on adult education courses per 1000 population. • % of 15/16 year olds achieving the 'core subject indicator' (grade C in GCSE English or welsh and Science in combination).	
Monitoring Results	(access to transport modes)	(education)
Improve access to public transport and community facilities for all. April 2016 – March 2017 • 99.82% of all new houses permitted during 2016-2017 are accessible and within 400 metres of at least one or more transport mode. • 100% (12 of 12) of all new employment permitted is accessible and within 400 metres of one or more transport mode. • All new retail permitted (18 of 18) are accessible and within 400 metres of one or more transport mode.		

April 2015 - March 2016

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

April 2014 - March 2015

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

April 2013 - March 2014

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

April 2012 - March 2013:

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

April 2011 - March 2012:

- 97.7% of all new housing permitted during 2011-2012 are accessible and within 400 metres of one or more transport mode.
- 99.7 % of all new employment permitted is accessible/within 400 metres of one or more transport mode.
- 100% of all retail permitted is accessible/within 400 metres of one or more

transport modes.

Overall, the indicators measured for accessibility illustrate a very high level of performance. There has been an increase in the percentage of housing permitted within 400m of one or more transport mode to 99.82% and a marked increase with regards to employment from 86.6% in 2014-2015 to 92.3 in 2015-2016 and 100% in 2016-2017; retail also maintains its 100% score from last year. It is clear that the LDPs strong policies on public transport are having the predicted positive effect with regard to new development. This will also have positive effects for existing communities in the long term.

Increase % of people with qualifications and improve skills.

April 2016 – March 2017:

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

April 2015 - March 2016:

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

April 2014 - March 2015:

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

April 2013 - March 2014:

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

April 2012 - March 2013: • 21.66 enrolments on adult education courses per 1000 population; • 43.3% of 15/16 year olds achieving Level 2 threshold in the Core Subject Indicator in combination or equivalent qualification (GCSE C or above). April 2011 - March 2012: • 21.31 enrolments on adult education courses per 1000 population; • 43% of 15/16 year olds achieving the 'Level 2 threshold in Core Subject Indicator'. April 2010 - March 2011: • 26.86 enrolments on adult education courses per 1000 population; • 42.54% of 15/16 year olds achieving the 'core subject indicator' (grade C in GCSE English or Welsh and Science in combination). The figure for 2016-2017 of adult education enrolments on education courses was lower than previous years. With regard to GCSE performance, the results show another marked increase from last year from 53.3% to 55.1% achieving the Level 2 threshold in the Core subject indicator in combination or equivalent qualification. Although this figure is still below the Welsh average which reports at 57.6%; these latest figures remain stable but show greatly reduced disparity and significant improvement when compared to the 2014-2015 data. (Source: StatsWales - Examination results in Wales, 2016-2017).

4. Health	
SA Target	*SA Indicator*
• Increase access to recreation and sports facilities & the countryside.	• Number of visits to indoor and outdoor sports and recreational facilities per 1000 population.
Monitoring Results	
April 2016-March 2017: • 7,581 visits to leisure centres per 1,000 of the population. April 2015 - March 2016:	

- 7,425 visits to leisure centres per 1,000 of the population.

April 2014 - March 2015:

- 8,155 visits to leisure centres per 1,000 of the population.

April 2013 - March 2014:

- 9,917 visits to leisure centres per 1,000 of the population.

April 2012 - March 2013:

- 11,628 visits to local authority sport & leisure centres per 1,000 of the population where the visitor will be participating in Physical activity.

April 2011 - March 2012:

- 9,876 visits per 1,000 of the population to indoor and outdoor sports and recreational facilities.

April 2010 - March 2011:

- 9,313 visits per 1,000 of the population to indoor and outdoor sports and recreational facilities.

There was a small increase in the number of visitors to leisure centres during the current 2016-2017 monitoring period. This is a reversal of the trends witnessed from 2012-2013 to 2015-2016. The reported figure still indicates a high level of participation in exercise and use of leisure centres, which is positive in terms of health. That being said, the 7,425 visits is still below the Welsh average of 8,409. The AMR does not record access to private sports facilities and participation in sports teams and therefore it is not clear whether there is an overall downward trend in participation of leisure activities.

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

5. Economy	
SA Target	*SA Indicator*
• Broaden the Economic base by creating more varied and stronger businesses.	• Economic activity by sector. • Annual vacancy rates for each Principal Town and Key Settlement. • New business started in Rhondda Cynon Taf per annum.
Monitoring Results	

Employment by Occupation

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

The SA target seeks information regarding economic activity by sector. Data displayed above which shows employment by occupation is no longer available in this format. In the AMR 2013, the Census (2011) data was shown instead. The table below shows the average percentage of employment by occupation for the 2016-2017 monitoring period, for Rhondda Cynon Taf and Wales-wide. The 2011 Census data and the 2013-2014 updates have been provided for comparison purpose. This is an indicator that may require re-evaluation on the basis that updates are somewhat inconsistent in terms of data release.

Occupation of all persons in employment age 16 - 74	Rhondda Cynon Taf 2016 -17 (%)	Rhondda Cynon Taf 2013-14 (%)	Rhondda Cynon Taf 2011(%)	Wales 2016-17 (%)	Wales 2013–14 (%)	Wales 2011 (%)
1. Managers, Directors and Senior Officials	8.5	8.9	7.8	9.6	9.4	9.2
2. Professional Occupations	17.8	14.4	13.9	18.2	18.2	15.8
3. Associate Professional and Technical Occupations	14.0	12.9	10.3	12.1	12.4	10.8
4. Administrative and Secretarial Occupations	9.4	9.8	11.4	10.2	11.1	11.1
5. Skilled Trades Occupations	12.3	13.0	13.0	12.5	12.5	13.4
6. Personal Service Occupations	10.6	10.7	11.8	10.4	10.2	10.5
7. Sales and Customer Service Occupations	7.8	9.0	9.0	8.1	8.2	9.0
8. Process, Plant and Machine Operatives	7.4	10.7	9.8	7.2	7.1	8.1
9.Elementary Occupations	11.1	10.4	12.9	11.0	11.1	11.9

Analysis of the occupation data above reveals that Rhondda Cynon Taf is now far more aligned with the overall picture in Wales. The number of individuals in professional occupations particularly has increased significantly within the Borough since the 2013-2014 data. There has also been a significant rise in the number of individuals employed in the associate, professional and technical occupations within Rhondda Cynon Taf since 2011. Indeed the 2016-2017 percentage for this associate, professional and technical category in Rhondda Cynon Taf has overtaken the overall percentage for Wales, being 1.9% higher, which is quite considerable in terms of actual numbers.

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

In terms of employment, it is worthy of note that the Council annually monitors 102 operational employment sites across the County Borough, which contain approximately 1,687 units. The vast majority of these units are traditional B1, B2 and B8 employment uses although the units also consist of other uses suited to industrial estates such as sui generis and certain D Class uses. As well as ensuring the ability of new sites to come forward, the LDP plays a key role in protecting and managing these sites. The monitoring process indicates that there is an average vacancy rate of 9.0% (4.8% lower than 2015-2016) across the employment units of these operational sites. Some of these sites also have considerable areas of cleared or undeveloped land within them for future development and inward investment opportunities. Therefore the overall picture of employment within Rhondda Cynon Taf is reasonably healthy and in line with the general trends currently being witnessed in Wales as a whole.

Retail Centre Vacancy Rates.

Shown below are the annual vacancy rates for the retail premises throughout the 3 Principal Towns and 8 Key Settlements for 2010-2011 to 2016-2017:

Principal Town / Key Settlement	Vacancy Rate 2016-2017	Vacancy Rate 2015-2016	Vacancy Rate 2014-2015	Vacancy Rate 2013-2014	Vacancy Rate 2012-2013	Vacancy Rate 2011-2012	Vacancy Rate 2010-2011
Aberdare	10.4%	9%	9.0%	12.7%	8.18%	6.0%	12.9%
Pontypridd	8.7%	8.7%	8.7%	9.2%	9.22%	7.28%	6.63%
Llantrisant/ Talbot Green	4.3%	2.6%	1.7%	2.7%	2.68%	3.57%	0.9%
Ferndale	17.4%	13%	10.9%	8.7%	6.52%	8.7%	13.0%
Hirwaun	22.7%	22%	9.5%	0%	0%	4.76%	4.76%
Llanharan	5.0%	0%	0%	10%	0%	0%	5.0%
Mountain Ash	11.7%	12.7%	18.3%	20.4%	23.66%	18.28%	19.35%
Porth	14.0%	10.8%	14.2%	15.8%	11.48%	10.92%	15.13%
Tonypandy	16.4%	20.53%	19.7%	18.4%	23.33%	18.24%	18.24%
Tonyrefail	20.4%	12.9%	13.5%	9.6%	11.53%	7.55%	9.26%
Treorchy	5.8%	9%	6.8%	4.2%	6.83%	5.93%	4.2%

Overall Vacancy Rates	**12.4%**	10.6%	10.8%	11.4%	10.8%	9.1%	10.7%

The overall town centre vacancy rate for the Principal Towns and Key Settlements is 12.4%, as determined by the Council's annual retail survey conducted in January 2017. This is 3% higher than the UK average town centre vacancy rate of 9.4% in January 2017 (Springboard). When compared with the Welsh average town centre vacancy rate, Rhondda Cynon Taf was virtually comparable with an average vacancy rates of 12.4% compared with the Welsh (whole of Wales) average of 12.5% (January 2017; Springboard).

The individual Principal Town vacancy rates are generally low and especially Llantrisant/ Talbot Green which has a vacancy rate of 4.3% vastly below both the UK and Wales average. The Key Settlements vacancy rates are somewhat varied ranging from 5.0% in Llanharan to 22.7% in Hirwaun. Of the eleven Principal Towns and Key Settlements; six are below the Welsh average whilst Ferndale (17.4%), Hirwaun (22.7%), Porth (14.0%), Tonypandy (16.4%) and Tonyrefail (20.4%) are above. The overall vacancy rate has risen, reflecting general UK and Welsh trends. The vacancy rates directly correlate with consumer spending, which has slowed recently in line with Quarter 1 (Jan – Mar 2017) of the retail sales index.

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

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

6. Employment	
SA Target	*SA Indicator*
• Increase opportunities to work within the district.	• [%] increase in local job growth by sector/ reduction in numbers of economically inactive. • [%] of resident working age population employed.

Monitoring Results	
2016-2017 • 23.0% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); • 69.4% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). 2015-2016 • 21.4% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); • 69.7% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). 2014-2015: • 23.5% of all working age people in Rhondda Cynon Taf are economically inactive; • 67.4% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). 2013-2014: • 19.7% of all working age people in Rhondda Cynon Taf are economically inactive; • 68.20% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). 2012-2013: • 24% of all working age people in Rhondda Cynon Taf are economically inactive; • 62.5% employment rate in Rhondda Cynon Taf. (of persons aged 16-64 years) (Stats Wales). 2011-2012: • 25.3% of all working age people in Rhondda Cynon Taf are economically inactive; • 63.5% employment rate in Rhondda Cynon Taf (of persons aged 16-64 years) (Stats Wales).	

2010-2011:

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

Stats Wales shows a 1.6% increase in the number of economically inactive working age people (16-64) in Rhondda Cynon Taf from last year (excluding students). The employment rate has decreased by 0.3% from the same period last year but is still one of the highest figures witnessed during the plan period. On the whole, from the commencement of the plan period both sets of figures have improved considerably, particularly the employment rate which since 2010-2011 has seen a 6.1% increase.

7. Transport	
SA Target	*SA Indicator*
• All new developments located to support and encourage sustainable travel choices.	• % [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	

Sustainable Transport Solutions

During the 2016-2017 monitoring period, there were a further 3 developments that delivered specific sustainable transport solutions. All three of these took the form of Travel Plans.

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

April 2016 – March 2017

- 99.82% of all new houses permitted during 2016-2017 are accessible and within 400 metres of at least one or more transport mode.
- 100% (12 of 12) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (18 of 18) are accessible and within 400 metres of

one or more transport mode.

April 2015 - March 2016

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

The travel to work data is taken from the 2011 Census. Accordingly, there has been no update for 2016-2017. For information, the data was as follows and sourced from a total of 172,047 residents between the ages of 16 and 74;

Private Car, Motorcycle/Taxi/Van - 46.0%

Public Transport - 4.8%

On Foot - 5.0%

Cycle/Other - 0.5%

Works at Home - 1.6%

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

The private car/motorcycle/taxi/van were the most prevalent forms of transport used to travel to work. The LDP will continue to strive to approve development in sustainable locations and to give people the ability to travel by a variety of sustainable transport options.

Local Bus Services and their patronage.

The number of local bus services remained at 67 however a commercial decision was taken to reduce the route on two services. Gilfach Goch to Porth (previously the service continued to Pontypridd) and Cardiff to Abergavenny (previously the service continued to Hereford). Passengers are now required to change vehicles to continue their journey to Pontypridd and Hereford respectively. There were no new services introduced during the monitoring period.

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 patronage data.

8. Built Environment	
SA Target	*SA Indicator*
• Promote improved design standards and encourage community participation in the planning process.	% (or number of) new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards.
Monitoring Results	
The specific statutory process of the Codes for Sustainable Homes was removed during the previous monitoring year, and therefore is no longer monitored.	

9. Landscape	
SA Target	*SA Indicator*
• Protect the landscape value of Rhondda Cynon Taf.	• Number of Special Landscape Areas affected by development.
Monitoring Results	
There were 5 new-build developments permitted within the designated Special Landscape Areas (SLAs) during 2016-2017, which were considered to have an effect on these landscapes. One of these was for a solar farm and another for a timber framed building to accommodate an office, food store and packing area in connection with an egg packing business. The others were for a rural enterprise dwelling, 3 executive houses and the demolition and replacement of a dwelling at Castell-y-Mwnws respectively. It was nevertheless determined that these were acceptable within the SLA.	

10. Biodiversity	
SA Target	*SA Indicator*
• Protect and enhance biodiversity and geo-diversity of the area.	• 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	
During 2016-2017 no SINC sites were affected by development. NRW advised that the most recent monitoring results that there has been no change since last year's AMR. 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. The Council will continue to monitor the target on the basis of the information available in relation to SINC and will take the opportunity to discuss with NRW how improved data can be obtained in relation to SSSI and SAC designations.	

11. Water	
SA Target	*SA Indicator*
• Promote sustainable water resource management. • Reduce Flood risk to people, property and maintain integrity of the floodplain and avoid development in flood risk areas.	• % [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	
During 2016-2017, 60 dwellings were approved with sustainable urban drainage systems (SUDS) as part of their proposals. This was from a total of 384 dwellings that were approved from applications for five or more dwellings during 2016-2017. All 60 dwellings came from applications for full planning permission where drainage details have to be made explicit. During 2016-2017, no highly vulnerable development was permitted in C1 and C2 flood-risk zones that did not meet all TAN 15 tests.	

12. Climate Change	
SA Target	*SA Indicator*
• Reduce greenhouse gas emissions.	• % change in per capita carbon dioxide emissions across industry/commercial, domestic, road transport and total CO_2.
Monitoring Results	

The Table below shows the Local Authority Carbon Dioxide Figures (September 2014) in tCO_2 this is the most up to date data, being the most recent, published in June 2016.

Rhondda Cynon Taf	*Industry & commercial*	*Domestic*	*Transport*	*Total*
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
2014	1.6	1.7	1.9	5.4

According to the data available from DECC, the Co2 emissions in RCT Borough per head of population has seen a continuous decrease since 2005. This has generally continued in recent years witnessing a steady decline. The most recent data from 2014 shows an overall decrease in total emissions with a slight increase in emissions from transport and a marked decrease in domestic CO_2 emissions. The data above has changed slightly since 2013, with the figure

being for all transport, instead of the 'road transport' figures for previous years.

<table>
<tr><td colspan="2">13. Energy</td></tr>
<tr><td>SA Target</td><td>SA Indicator</td></tr>
<tr><td>Improve energy efficiency and maximise the use of renewable energy.
Encourage energy efficient design in development.</td><td>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.</td></tr>
<tr><td>Monitoring Results</td><td></td></tr>
<tr><td colspan="2">Energy Efficient Design
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.

April 2016 – March 2017
The specific statutory process of Codes for Sustainable Homes was removed during the previous monitoring year, and therefore it is no longer monitored.

Renewable Energy
90 MW of wind energy capacity was installed during 2016-2017, in the TAN 8 Strategic Search Area F (SSA F) for wind energy in the Rhondda Cynon Taf section of Pen y Cymoedd wind farm.

A 5 MW of solar energy capacity was approved and installed inside SSA F at Penrhiw Cradoc Farm, Mountain Ash.

The total renewable energy capacity installed in SSA F in 2016-2017 is therefore 95 MW.

A further 12.5 MW of wind energy capacity was delivered outside SSA F, at Mynachdy Farm, Ynysybwl and at Mynydd Portref extension. With an additional</td></tr>
</table>

solar farm constructed at Berthlwyd Farm, Penycoedcae for 5MW.

14. Land and Soils	
SA Target	*SA Indicator*
• Increase proportion of development on previously developed land.	• 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	

2010-2011

- 462 dwellings were completed of which 289 were on previously developed land, which is a percentage of 62.5%.

2011-2012

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

2012-2013

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

2013-2014

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

2014-2015

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

2015-2016

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

2016-2017

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

The indicator suggests that there has been an increase in residential development completions on brownfield or previously developed land over the past year from 37% to 59.9%. The LDP will continue to support the reuse of land for development.

15. Waste	
SA Target	*SA Indicator*
• Reduce tonnage of waste to landfill. • Move Waste up the Waste Hierarchy.	• % of municipal wastes sent to landfill. • % of municipal waste reused and/or recycled.
Monitoring Results	
April 2016 – March 2017 • 2.12% of waste was land-filled; • 0.71% of waste was reused; • 49.72% of waste was recycled; • 41.92% of waste was subject to energy recovery; • 14.25% of waste was composted. April 2015 – March 2016 • 22.59% of waste was land-filled; • 0.56% of waste was reused; • 46.29% of waste was recycled; • 25.95% of waste was subject to energy recovery; • 13.64% of waste was composted. April 2014 – March 2015 • 35.01% of waste was land-filled;	

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

April 2013 – March 2014

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

April 2012 – March 2013:

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

The results of this indicator show a clear, positive reduction in the percentage of waste that was land-filled in 2016-2017, with over a 20% reduction since last year and a noted 3% increase in that which was recycled. There has also been a marked increased in the amount of waste subject to energy recovery which has gone up significantly from 25.95% to 41.92%.

16. Minerals	
SA Target	*SA Indicator*
• Increase % of secondary and recycled aggregate sources in all developments.	• Extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates.
Monitoring Results	
No primary land-won aggregates were permitted for extraction in 2016-2017, with aggregate production in Rhondda Cynon Taf continuing at Craig yr Hesg	

quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun.

A full application for a Western extension to the existing Craig yr Hesg Quarry, Pontypridd is currently being considered by the Council. This is for the phased extraction of an additional 10 million tonnes of pennant sandstone and an overall restoration scheme for the quarry.

17. Air Quality	
SA Target	*SA Indicator*
• Maintain and improve air quality.	• % decrease in pollutants monitored through Air Quality Management Area (AQMA) (NOx, NO2, PM10).
Monitoring Result	

2011 – 2012	*No. AQMAs*	*No. properties in AQMAs*	*Average NO2 in AQMAs*	*% change*	*Ave. Worst NO2 in AQMAs*	*% change*
Rhondda	4	467	45.28	-10.43%	50.72	-4.12%
Cynon	3	313	41.05	-6.06%	47.64	0.72%
Taf	6	808	40.36	-14.49%	55.94	7.99%
Total	13	588	41.8	-11.81%	55.94	9.47%
2012 – 2013	*No. AQMAs*	*No. properties in AQMAs*	*Average NO2 in AQMAs*	*% change*	*Ave. Worst NO2 in AQMAs*	*% change*
Rhondda	4	453	46.98	3.8%	49.00	-3.4%
Cynon	3	381	37.36	-9.0%	45.27	-5.0%
Taf	6	825	36.34	-10.0%	46.08	-17.6%
Total	13	1659	40.23	-3.8%	46.78	-9.0%
2013 – 2014	*No. AQMAs*	*No. properties in AQMAs*	*Average NO2 in AQMAs*	*% change*	*Ave. Worst NO2 in AQMAs*	*% change*
Rhondda	4	453	59.61	26.9%	62.38	27.3%

Cynon	3	381	47.79	27.9%	59.40	31.2%
Taf	6	825	42.85	17.9%	56.88	23.4%
Total	13	1659	50.09	24.5%	59.55	27.3%

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

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

2016 – 2017	*No. AQMAs*	*No. properties in AQMAs*	*Average NO2 in AQMAs*	*% change*	*Ave. Worst NO2 in AQMAs*	*% change*
Rhondda	4	341	54.27	5.9%	56.40	7.9%
Cynon	3	500	48.41	11.6%	59.07	12.1%
Taf	8	403	41.76	5.2%	45.46	1.2%
Total	15	1244	48.15	7.5%	53.64	7.4%

During 2016-2017, the amount of NO2 has increased overall by 7.4% within the Borough. Despite this the figures above do indicate the benefits of designated AQMAs and continuously monitoring their effectiveness. It is noted that no further dwellings have been included in AQMAs during 2016-2017.

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 2017 AMR is the sixth monitoring report to be prepared since the adoption of the LDP in March 2011. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan.

6.2 The monitoring framework for the Rhondda Cynon Taf LDP requires detailed consideration of 5 key factors. In addition to this, LDP Wales (2005) asks for 7 further factors to be considered when monitoring LDPs. Although broadly discussed above, the following section provides a conclusion of findings of the monitoring process, specifically addressing the requirements of these monitoring frameworks.

Rhondda Cynon Taf LDP Monitoring Framework

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

1) Has there been a significant change in national policy or legislation?

6.4 There have been a number of changes to national policy, guidance and legislation, which have been discussed in Section 3 of this report. Principally these include amendments to PPW and other primary legislation, including The Wales Act 2017 and the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulation 2016. Whilst significant, the updates to policy, guidance and legislation would not be of a scale that would trigger an immediate review of the LDP. It is however acknowledged that such guidance will alter the future local planning framework. It is not considered that these changes will directly affect the LDPs implementation; they are however being considered as part of the statutory revisions procedure.

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

6.5 It is not considered that there have been any significant external socio-economic contextual changes that have impacted on the implementation of the LDP. It is recognised however that there continues to be encouraging improvements in the economy and the house building industry.

6.6 The Welsh Index of Multiple Deprivation which was published at the end of 2014 shows that there has been little change in the South East Wales region and it remains the most deprived region in Wales. This is clearly a legacy which the LDP needs to continue to respond to through its proposals and policies.

6.7 Section 3 further outlines in detail the economic conditions in which the LDP is being implemented. There does appear to be an emerging recovery in the economy, as seen in the rise in house prices; the above mentioned average number of business births and the increased housing completions and permissions. The employment rate has remained virtually the same as the previous year; up significantly on the year prior. The last two years have witnessed the employment rate at its highest point throughout the plan period to date. The Council believes that as the economy continues to improve the LDP will provide a robust platform for the delivery of new housing and commercial development.

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

6.8 The impact of the global economic recession on the economy of Rhondda Cynon Taf has been a matter of particular concern. As Section 3 evidences, there was a reduction in development activity in both the housing and commercial sectors post 2008. Encouragingly, the results of the 2016-2017 monitoring exercise shows growth in both of these sectors. Employment permissions have also been on the increase in 2016-2017 with the Council granting permission for a new B2 unit with ancillary B1/B8 at Llantrisant Business Park comprising 2,200m^2 of gross industrial space, whilst also granting a B1 office-led development at the former Taff Vale Precinct Site in Pontypridd. This latter permission is for a mixed use development of B1 (office), A3 (food and drink), D1 (non-residential uses) and D2 (leisure and assembly); the permission will see up to 14,693m^2 of floor space over three buildings. A mixed-use housing and employment scheme was also granted permission at the former Chubb factory, Ferndale. Whilst not all granted on allocations; the permissions are testament to the recovering economy and the willingness of companies to invest in Rhondda Cynon Taf. Therefore whilst the after effects of the recession still pose challenges for the implementation of the LDP, there is evidence of continued economic growth and investment in the area.

6.9 Analysis of Core Policies 1 through to 5 in Section 4 of the report provides some encouraging analysis of the state of the housing sector in the County Borough. This year’s results show the highest level of house-building since the adoption of the LDP, indicating that recovery in the housing market is ongoing.

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

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

6.11 Research contained in Section 3 suggests that the investment strategies for both the public and private sector continue to include funding development activities in Rhondda Cynon Taf. Investment from the public sector in 2016-2017 included continued support for a range of grant programmes and funding for town centre regeneration schemes in Pontypridd and Aberdare. Pontypridd has seen grant approval for £6,678,000 from the Welsh Government's Vibrant and Viable Places Regeneration Framework and includes schemes such as Pontypridd Hub and Homestep Plus. Private sector investment in 2016-2017 has resulted in the development of 716 dwellings and further proposals have been approved for the development of 569 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?

6.12 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, 3.7, 9 and 10 are ongoing, being met or exceeded and policies CS 7 and 8 are partially being met. With regards to targets associated with Policies CS 1, 3.1, 3.3, 3.4, 3.5, 3.6, 3.8 and 5, 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, CS 4 - Housing Requirements and CS 6 - Employment Requirements, and will review the options available to it, to intervene and stimulate growth, and consider whether the most appropriate performance measures are being used.

6.13 The findings of the SA monitoring exercise are outlined in Section 5 of the AMR. The results indicate that overall, the plan is travelling in a positive direction for the majority of aspects of sustainability; these being the indicators for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils, Air Quality and Waste. Indicators for Culture and Heritage and Communities are seeing some elements being met whilst others are not currently being achieved. The delivery of Housing is not wholly being met in line with the specific requirements of the Indicator, although as mentioned throughout this report, significant housing is being delivered.

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

The evidence collected as part of the annual monitoring process for 2016-2017 indicates that the LDP Strategy remains sound, effective and is for the most part being delivered. Whilst the impact of the global economic recession has meant that development in some areas was slower than envisaged, it remains our view that the LDP will provide a robust platform for sustainable economic growth and regeneration over the plan period. Considering also that the LDP will soon be entering its seventh 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 4 years of the plan period. Furthermore, the delivery of development across the north and south of the authority on unallocated sites continues and helps significantly in achieving the aims of the Strategy. This is evidenced by the delivery of 5,361 new houses, of which 1,971 have been in the Northern Strategy

Area. Even more encouraging, is the fact that 7,589 dwellings have been approved since the adoption of the plan in 2011, again with a significant 2,036 in the North. The fact that house building continues to increase is evidence that the plan framework is stimulating growth in Rhondda Cynon Taf.

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

6.15 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.

6.16 As discussed above, the LDP policies are continuing to have an improving effect on the availability, diversity and quality of housing stock across the County Borough. The sustainable location of these developments, as indicated in indicator LI 10 in relation to accessibility to transport modes other than private cars, shows that 99.82% of all residential permissions and all retail and employment permissions were within 400m of at least one sustainable transport option. It is anticipated that this trend will continue to have a positive impact on local, national and global resources and sustainability.

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

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

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

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

The results of the LDP monitoring exercise indicate that good progress is being made in the delivery of most of the LDP targets, as discussed in paragraph 6.12 above. Whilst some concern has been expressed about the relatively slow delivery of some aspects of the Plan, particularly in relation to the delivery of the LDP housing allocations and the interrelated provision of affordable housing, the

Council remains confident that monitoring targets can be achieved without intervention especially as this year has seen further increase in the housing numbers built and permissions granted. The housing totals listed previously at question 1 are evidence of this housing delivery and permissions across RCT. The Council is concerned about the lack of progress in developing the allocated land for employment and in delivering certain Strategic Sites in the short term and is continuing to look at the options available to address these issues.

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

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

6.20 Inevitably the global economic recession has impacted on the operations of the housing and commercial markets. The reduction in new investment in housing and commercial development during the recession inevitably had an adverse impact on the delivery of some elements of the LDP.

6.21 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.

6.22 Although the LDP policies and allocations remain until the appropriate stage of review whereby they can be amended, it should be accepted in principle that the updated household projections issued by Welsh Government in February 2014 are based on sound evidence and accordingly should have some weighting. Based on a broad calculation using these revised figures, 9,500 new dwellings will be needed to meet projected housing need between 2011 and 2031 and therefore a much lower annual build rate of around 600 dwellings per year would need to be built from here on. This is a target that the Council has exceeded during the 2016-2017 monitoring year.

6) What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives?

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

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

6.24 The Council will consider the results of this AMR as part of the statutory revisions procedure. Where targets are not being met evidence will be reviewed and any intervention required will be considered. Any necessary policy amendments will be made at the appropriate stage.

RECOMMENDATIONS

6.25 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

6.26 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.

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

Appendix 1 – Status of LDP Allocations-add new table

Status of LDP Allocations				
Northern Strategy Area				
Policy	**Location**	**Allocation Type**	**Delivery Period Expected**	**2016-2017 Status Update**
Strategic Sites				
NSA 4	Former Maerdy Colliery Site, Rhondda Fach	Strategic Site	2018-2021	Planning permission granted for new access as part of wind farm proposal with significant investment in leisure elements secured through S.106.
NSA 5	Former Fernhill Colliery Site, Blaenrhondda	Strategic Site	2014-2017	There has been previous pre-application discussion for mixed employment and residential uses on the site and outdoor pursuits use.
NSA 6	Former Phurnacite Plant, Abercwmboi	Strategic Site	2014-2017	Early, ongoing pre-application discussions. An initial master-plan and brief for the site has been produced
NSA 7	Land at Robertstown / Abernant, Aberdare	Strategic Site	2010-2013	Robertstown: outline planning permission was granted on 31/03/15 for a supermarket. Permission granted for a college campus and the development is progressing well on the employment element of the site. Abernant: the landowner is actively preparing to dispose of the site to house builders who are keen to develop the site.
NSA 8	Land South of Hirwaun	Strategic Site	2018-2021	Planning permission granted with s106 agreement for a supermarket and access improvements. The open-casting of the major part of the development site and its subsequent restoration will allow for the development of the site in the near future.

Housing				
NSA 9.1	Land South of Rhigos Road, Hirwaun.	Housing	2014-2017	No proposals further to the LDP.
NSA 9.2	Land East of Trenant, Penywaun.	Housing	2018-2021	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 is nearing completion with construction ongoing on the remaining few houses.
NSA 9.5	Tegfan Farm, Potters Field, Trecynon.	Housing	2014-2017	No proposals further to the LDP. Interest has however been expressed in the site and the Council will work with the interested party to try and bring the site forward.
NSA 9.6	Land at Nant y Wenallt, Abernant Road, Abernant.	Housing	2010-2013	No proposals further to the LDP.
NSA 9.7	Land bordered by Cefnpennar Road and Phillip Row, Cwmbach.	Housing	2014-2017	No proposals further to the LDP. Early pre-application discussions have however taken place.
NSA 9.8	Dyffryn Row, Cwmbach.	Housing	2014-2017	A planning application has been approved for the first phase of the development (5 dwellings).
NSA 9.9	Remainder of Ynyscynon Farm, Cwmbach.	Housing	2018-2021	Outline planning application for 77 dwellings on 3.29 hectares has been approved subject to completion of a section 106 agreement. The outstanding appeal

				on this site has been determined and the site should now progress subject to a reserved matters application.
NSA 9.10	Land to the end of Godreaman Street, Godreaman.	Housing	2010-2013	Variation of condition application received in October 2016 to further extend the permission.
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. No proposals further to the LDP.
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	Variation of condition application received in May 2017 to further extend the permission. Awaiting the signing of a Section 106 agreement.
NSA 9.19	Land at Park Street, Clydach Vale.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.20	Land at Dinas Road / Graig Ddu Road, Dinas	Housing	2018-2021	No proposals further to the LDP.

NSA 9.21	Land at Catherine Crescent, Cymmer.	Housing	2018-2021	No proposals further to the LDP. Interest has recently been expressed in the site however.
Employment/Retail				
NSA 14.1	Ferndale & Highfield Industrial Estate, Maerdy.	Employment	2018-2021	Outline planning permission granted for a mixed use scheme in May 2016.
NSA 14.2	North of Fifth Avenue, Hirwaun Industrial Estate, Hirwaun.	Employment	2018-2021	Full planning permission for a 'sustainable waste resource recovery and energy production park' granted 21/12/10. Development commenced in the 2015-2016 monitoring period.
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	Planning permission granted with s106 agreement for a supermarket and access improvements.
All Other Allocations				
NSA 20.1	Mountain Ash Southern Cross Valley Link	Transport		The scheme is included in the SE Wales Valleys LTP. The scheme has secured planning permission with works scheduled to commence in the summer of 2018. The permission is for an east-west

				highway link via an upgraded junction on the A4059.
NSA 20.2	Upper Rhondda Fach Relief Road	Transport		No proposals further to the LDP. Scheme included in the SE Wales Valleys LTP.
NSA 20.3	Mountain Ash Northern Cross Valley Link	Transport		No proposals further to the LDP. Scheme included in the SE Wales Valleys LTP. Initial traffic study has commenced. Reviewed as part of the development of the southern link, however, the southern link has been prioritised for delivery.
NSA 21.1	Strategic Site 5: Land South of Hirwaun; (P&R)	Transport		Park and Ride provision included within Cynon Gateway scheme, also included in the SE Wales Valleys LTP.
NSA 21.2	Land south of Ty Trevithick, adjacent to A470, Abercynon; (P&R)	Transport		Complete.
NSA 21.3	Expansion of existing park and ride facilities, Robertstown. (P&R)	Transport		Development proposal as included in LDP complete - potential for further expansion as patronage is expected to increase with Metro proposals, and the existing facilities are likely to reach capacity within the next two years.
NSA 22	Rail Network and Station Improvements Hirwaun.	Transport		No proposals further to the LDP. Scheme included in Network Rail's Welsh Route Study. Potential extension and conversion of the freight line to accommodate

				rail passenger services is under review as part of the Metro proposals.
NSA 23.1	The Rhondda Community Route Network	Cycle Routes		Scheme included in the SE Wales Valleys LTP. The Rhondda Tunnel Society has secured funding from Welsh Government to commission study into condition of the Blaencwm Tunnel to enable a business case for re-opening tunnel to be prepared as an extension of the network into Neath Port Talbot area. Funding has been allocated to enable feasibility/design work focussing on access to schools, stations etc which can form the basis of a wider community route along the Rhondda Fawr. Funding has been secured to progress a section of the route between Gelli Industrial Estate and Rhondda Sports Centre. Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals.
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. Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals.
NSA 23.3	The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate	Cycle Routes		Implementation of a route is complete however there is potential for further enhancements linked to the A465 dualling. Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals. .
NSA 23.4	Pontygwaith to Maerdy	Cycle Routes		Scheme included in the SE Wales Valleys LTP. Requirements of the Active Travel

				(Wales) Act 2013 may identify new route proposals.
NSA 23.5	Cwmaman to Aberaman	Cycle Routes		Scheme included in the SE Wales Valleys LTP. Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals.
NSA 23.6	Lady Windsor to Llanwonno	Cycle Routes		No further development proposals beyond LDP proposals. Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals.
NSA 27	Land Reclamation Schemes	Land Reclamat ion		The following schemes have been completed: Aberaman colliery land reclamation scheme.
NSA 28	Coleg Morgannwg, Trecynon	Education		The ongoing development of the new College at Robertstown is likely to lead to the closure of this College campus at Trecynon, making this allocation for its extension no longer required.

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	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 (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. 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. An outline application for 460 dwellings, a primary school, a local centre and open space has been

				submitted on Cefn yr Hendy (December 2016). Mwyndy: No proposals further to the LDP have taken place on the employment element.
SSA 9	Former OCC Site, Llanilid (part)	Strategic Site	2010-2013	Planning permission approved including a section 106 16/07/15 of a hybrid planning application for outline permission for comprehensive development comprising: up to 1,850 dwellings; neighbourhood centre to include community /leisure facilities, medical centre primary school, retail /services/food and drink floor-space; B1 office/commercial floor-space; drainage, services, transport and highways infrastructure, strategic landscape areas and public open space and full permission for spine road and access onto A473, drainage and development plateaus to serve the first phase of development.
Housing				
SSA 10.1	Cefn Lane, Glyncoch.	Housing	2014-2017	No proposals further to the LDP.
SSA 10.2	Trane Farm, Tonyrefail.	Housing	2010-2013	Resolution to grant outline planning permission.
SSA 10.3	Collenna Farm, Tonyrefail.	Housing	2014-2017	Historic planning permission remains extant.
SSA 10.4	Bryngolau, Tonyrefail.	Housing	2014-2017	No proposals further to the LDP.
SSA 10.5	Site of the former Hillside Club, Capel Hill, Tonyrefail.	Housing	2014-2017	Outline planning permission was renewed in May 2014.

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	Proposal is complete.
SSA	The Link Site,	Housing	2010-	No proposals further to the LDP.

10.16	Pen-yr-Eglwys, Church Village		2013	
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 well 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 including a section 106 16/07/15 of a hybrid planning application for outline permission for comprehensive development comprising: up to 1,850 dwellings; neighbourhood centre to include community /leisure facilities, medical centre primary school, retail /services/food and drink floor-space; B1 office/commercial floor-space; drainage, services, transport and

				highways infrastructure, strategic landscape areas and public open space and full permission for spine road and access onto A473, drainage and development plateaus to serve the first phase of development.
SSA 15.3	Land east of Mill Street, Tonyrefail.	Retail	2018-2021	No proposals further to the LDP.
All Other Allocations				
SSA18.1	A473 Llanharan Bypass	Transport		Resolution to approve with Scheme included in the SE Wales Valleys LTP. Potential for early scheme development is under review.
SSA 18.2	A473 Talbot Green Bypass Dualling	Transport		Enhancements to key junctions has commenced.
SSA 19	Rail Network and Station Improvements	Transport		No proposals further to the LDP. Various schemes included in the second National Transport Plan for Wales.
SSA 20	Park and Ride/Park and Share Provision	Transport		Expansion of the park and ride facility at Taffs Well has been complete. Taffs Well is recognised as a key node in the transport network and further enhancements are envisaged with the Metro/City Deal proposals. The SE Wales Valleys LTP contains proposed schemes to further increase capacity at Taffs Well and to increase capacity at Pontyclun and Treforest stations, which are likely to reach capacity within the next two years. There is also pressure at Llanharan station - feasibility work is ongoing to identify potential for expansion of park and ride facilities.
SSA	Treforest	Cycle Routes		Completed.

21.1	Connect 2			Requirements of the Active Travel (Wales) Act 2013 may identify improvements to existing routes or new route proposals.
SSA 21.2	Extension of Connect 2 scheme to Pontypridd,	Cycle Routes		Completed. Requirements of the Active Travel (Wales) Act 2013 may identify improvements to existing routes or new route proposals.
SSA 21.3	Maesycoed to Porth	Cycle Routes		Completed. Requirements of the Active Travel (Wales) Act 2013 may identify improvements to existing routes or new route proposals.
SSA 21.4	Glyntaff to Nantgarw	Cycle Routes		Completed. Requirements of the Active Travel (Wales) Act 2013 may identify improvements to existing routes or new route proposals.
SSA 21.5	Trallwn to Cilfynydd	Cycle Routes		Scheme included in the SE Wales Valleys LTP Requirements of the Active Travel (Wales) Act 2013 may identify improvements to existing routes or new route proposals.
SSA 21.6	Pontypridd to Tonyrefail via Llantrisant	Cycle Routes		Two sections complete. Third section - planning application has been approved, funding has been allocated to progress with the route from the western end towards Cross Inn during 2016-2017. Vegetation clearance is anticipated during the summer with construction of the route likely to occur in the autumn of 2017. Requirements of the Active Travel (Wales) Act 2013 may identify improvements to existing routes or

				new route proposals.
SSA 21.7	Gyfeillion to Llanwonno	Cycle Routes		No further development proposals beyond LDP proposals. Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals.
SSA 24	Land Reclamation Schemes	Land Reclamat ion		The following schemes have been completed: Coed Ely reclamation aftercare scheme, Tonyrefail Albion lower tips land reclamation scheme, Cilfynydd Cefn-yr-Hendy land reclamation scheme, Miskin
SSA 26	Land at Beddau Caravan Park	Housing		Proposal is implemented.