

Rhondda Cynon Taf Local Development Plan
Annual Monitoring Report 2018-2019

Covering the period 1st April 2018 – 31st March 2019

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 identifies any significant contextual changes that might influence its implementation.

This is the eighth 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 2018-2019

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 2018-2019. These include:

A. National Policy, Guidance or Legislation:

- Planning Policy Wales (Edition 10)
- Circular 005/2018 – Planning for Gypsy, Traveller and Showpeople Sites
- Draft Development Plans Manual (Edition 3) (Not within the monitoring period)

B. National Statistics and Policy Research:

- The Categorisation of Use and Management of Change: A Planning Review (University of the West of England, May 2018).
- Well-being of Wales (Welsh Government, September 2018).

C. External Conditions:

- In comparison with the same quarter a year ago, UK GDP increased by 1.8% to Quarter 1 (January to March) 2019, up from 1.4% in the previous period
- Slow and fluctuating growth in employment;
- Number of people in work increased as unemployment fell;
- National house building remains stable and small increase in house prices;
- Further austerity measures in the public sector in Wales.

D. The Regional Development Context:

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

E. The Local Development Context:

- Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance

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

Local Development Plan Monitoring

The results of the core and local output monitoring exercise for 2018-2019, provide an interesting and varied picture of development in Rhondda Cynon Taf.

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

- 386 new dwellings were built in the County Borough during 2018-2019. This represents a 30.07% decrease on the number of new dwellings constructed during 2017-2018 (552 dwellings). The figure for 2016-2017 of 716 dwellings was the highest number of completions since the adoption of the LDP. This year's results are comparable with the figures witnessed between 2010 and 2013.
- 79 new affordable dwellings were built in the County Borough during 2018-2019. This represents a 60.1% decrease on last year's total (198 affordable dwellings). The figure for 2016-2017 of 248 was the highest number of affordable housing completions since the adoption of the LDP. This year's results are comparable with the figures witnessed between 2012 and 2014.
- The Council approved proposals for 514 new dwellings during 2018-2019. This is significantly lower than last year's figure of 1,153 dwellings approved. It is however comparable with the 2016-2017 figure of 569 dwellings approved.
- The overall vacancy rate for Principal Town and Key Settlement retail centres is 12.37%, which is a slight increase on the previous year's rate of 11.5% (2017-2018). This is 2.27% above the UK average vacancy rate, which stood at 10.1% as of October 2018 but better than the Welsh average of 13.6% for the same period.

Detailed consideration of the results of the monitoring exercise has allowed the Council to make an informed judgement about the nature of the progress made during 2018-2019, in delivering the LDP targets and its associated policies.

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

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

The results of the monitoring process for 2018-2019 indicate that the targets in respect of two of the ten core policies are ongoing, being met or exceeded (annotated in green). Three targets are not currently being achieved, but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention (annotated in amber). Five of the policy targets are not specifically being achieved and it is unlikely that this will be addressed without specific intervention

Sustainability Appraisal (SA) Monitoring

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

- 74.87% of all new dwellings built over the monitoring year were on previously developed land.
- 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode.
- 100%, of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- 100% of new retail development permitted is accessible and within 400 metres of one or more transport modes.

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

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

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

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

Conclusions and Recommendations

Whilst the pattern of growth in some areas has been slower than anticipated since the Plan's adoption, evidence collected through the monitoring process suggests that good progress has been made in the delivery of the majority of LDP targets, despite not meeting all targets in relation to the Plan's policies and allocations. 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 continues to be delivered in the short term. Although it should be noted that the Annual Monitoring Reports will now form part of the evidence required to undertake a review of the LDP.

1. INTRODUCTION

- 1.1 The Rhondda Cynon Taf Local Development Plan (LDP) was adopted on 2nd March 2011. The LDP provides a land use framework that forms the basis on which decisions about future development in the County Borough are based.
- 1.2 As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR) and submit it to the Welsh Government by the 31st October each year. The AMR will provide the basis for monitoring the progress and delivery of the LDP, the Plan's sustainability credentials and identify any significant contextual changes that might influence its implementation. The results of this monitoring process will feed into the ongoing analysis of the LDP.
- 1.3 This is the eighth AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and monitors the period between 1st April 2018 and 31st March 2019. It provides an important opportunity for the Council to assess the impact that the LDP is having on the social, economic and environmental well-being of the County Borough.
- 1.4 The structure of the AMR is as follows;
 - **Introduction** – outlines the requirement for, the purpose and structure of the AMR;
 - **Monitoring Framework** – explains the process of monitoring the LDP, how to quantify the resulting data and how the results of the monitoring process may inform the formal review process;
 - **Contextual Change** – analyses the potential impact of factors such as changes to national planning policy, the economic climate and local issues on the implementation of the LDP;
 - **Local Development Plan Monitoring** – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;
 - **Sustainability Appraisal Monitoring** – analyses the impact the LDP is having on the social, economic and environmental well-being of Rhondda Cynon Taf and;
 - **Conclusions and Recommendations** – provides an overview of the findings of the AMR and makes recommendations about issues that require further consideration.
- 1.5 The AMR has been prepared in accordance with the requirements of the Town & Country Planning (Local Development Plan) (Wales) Regulations 2005; Strategic

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

2 MONITORING FRAMEWORK

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

LDP Targets and Indicators

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

The Sustainability Appraisal (SA) Targets and Indicators

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

The Habitat Regulation Assessment (HRA) Targets and Indicators

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

Replacement Targets and Indicators

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

Monitoring Progress

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

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

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

LDP Review

- 2.10 The ongoing monitoring of the LDP will form a key part of the evidence base to inform any review of the LDP.
- 2.11 Other issues that will influence the scale of any review include:

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

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

2.12 The LDP Manual provides the updated guidance concerning the Local Development Plan process. With specific regard to AMRs; paragraphs 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 2018 and 31st March 2019, the following policy documents/legislation was issued:

Planning Policy Wales (Edition 10) (05th December 2018)

- 3.6 The Welsh Government has recently issued a new version of PPW 10 that, in layout, is a stark contrast to the previous versions where the format dates back to 2002. Given the various pieces of legislation introduced over the past few years, including the Planning (Wales) Act; the Well-being of Future Generations (Wales) Act; and the Environment (Wales) Act, it was felt necessary to restructure the document to more clearly evidence the legislative requirements of these Acts.

The legislative requirements set out in the Well-being of Future Generations (Wales) Act mandate improving the social, economic, environmental and cultural well-being of Wales. It requires public bodies (including the Welsh Government and Local Planning

Authorities) to think about the long-term, to work in conjunction with people and communities to prevent problems and to take a joined-up approach in the delivery of sustainable development. The document also requires planners to embrace the concept of place-making in both plan making and development management decisions, in order to achieve sustainable places. Given that place-making is central to the Well-being of Future Generations (Wales) Act; it is felt that place-making must capitalise on a local community's assets, inspiration and potential, with the intention of creating development that promotes people's health, happiness and well-being (Welsh Government, 2017). All of these changes will be given due consideration in the review of the LDP.

Draft Development Plans Manual (Edition 3) (07th June 2019)

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

Circular 005/2018 – Planning for Gypsy, Traveller and Showpeople Sites (June 2018)

- 3.10 In June 2018, the Welsh Government published the new Circular entitled *Planning for Gypsy, Traveller and Showpeople Sites*, which supersedes advice contained in Circulars 30/2007, 78/91 and 76/94.
- 3.11 The Circular also updated the definition of a 'Gypsy and Traveller' to include Travelling Showpeople. New Travellers can also be covered by the new

definition should they be able to demonstrate a cultural tradition of nomadism or of living in mobile homes.

- 3.12 The Circular also takes into account the Well-being of Future Generations (Wales) Act 2015, which sets out a framework for local authorities across Wales to ensure the 'sustainable development principle'. This means that there is a requirement to meet the needs to future generations without compromising the ability of future generations to meet their own needs. The Act also introduces the seven well-being goals, the most pertinent within the context of the Circular being a 'Wales of cohesive communities' containing attractive, safe, viable and well-connected communities and a 'Wales of vibrant culture and thriving Welsh language', containing a society that promotes and protects culture and heritage.

Conclusion: National Legislation, Policy and Guidance:

- 3.13 The Council notes the changes to national policy, guidance and legislation and has given them due consideration. The changes in policy and legislation, primarily: the Planning (Wales) Act; the Well-being of Future Generations (Wales) Act; the Historic Environment (Wales) Act; and the new Planning Policy Wales (Edition 10) have introduced new national objectives and obligations that necessitate a form of review. The scale and impact of the aforementioned changes affect the delivery of the current LDP. As such, it will require the Council to assess all options with regard to LDP review/revision.

National Statistics and Policy Research

- 3.14 The 2018-2019 monitoring year saw the publication of the following statistical and research documents:

The Categorisation of Use and Management of Change: A Planning Review

- 3.15 On the 31st May 2018, the Welsh Government published a report on *The Categorisation of Use and Management of Change: A Planning Review* produced by the University of the West of England (UWE). The report examines whether any changes to the Use Class Order and associated Permitted Development rights are required and/or desirable within Wales. The purpose of this research is to ensure that the planning system is fit for purpose as a regulatory tool, modelled upon the impact based approach and proportionality principle. The report forms part of the wider context of review and reform within Wales, which began with the Planning (Wales) Act 2015. The report provides recommendations to support the effective revision of the Use Class Order/Permitted Development rights. Key recommendations of the report include:
- Class A be revised to include new uses, with bookmakers and 'pay day loan' shops moving to a separate use class (A4). A new A5 categorisation will govern takeaway premises, whilst public houses will be considered against a series of options for change.

- Class B8 to be renamed B3 for the avoidance of confusion.
- Class C be revised to create a new use class for Houses in Multiple Occupation.
- Class D to remain unchanged, however casino developments will continue to be monitored for potential future change with a view to them becoming Sui Generis should the need arise.

Well-being of Wales

On the 20th September 2018, the Welsh Government released a report presenting the progress made as a nation, against the seven well-being goals outlined in the Well-being of Future Generations (Wales) Act 2015. The report monitors the well-being goals and assesses their effectiveness at improving the social, economic, environmental and cultural well-being of Wales. The report identifies a number of key points, including the following:

- Whilst life expectancy has been increasing over the long-term, recent data has shown that it has slowed and in some cases stopped. Despite the amount of time spent in good health increasing overall, inequalities are still prevalent among different groups.
- Overall labour market performance has been strong within Wales over the last year however there are gaps in employment and inactivity rates between Wales and the UK, although these have remained low in historical terms. Wage growth has remained weak in comparison with the longer-term trend, however this is the same throughout the UK as a whole.
- There has been a continued increase in educational attainment with more young people in education, employment or training. Socio-economic disadvantage however remains a key inequality with regard to educational attainment and needs to be addressed.
- Relative income poverty has remained steady for over a decade and is highest amongst children.
- In terms of community cohesion, a sense of belonging/community spirit depends on a range of factors associated with socio-economic status/deprivation. Generally, people are satisfied with where they live, however around one in five people feel lonely.
- Around one in five people report that they can speak Welsh and this has remained stable in recent years.

External Conditions

UK

- 3.16 **Economy:** ONS data indicates that the economy is continuing to improve overall, albeit very slowly. The latest ONS data shows that Gross Domestic Product (GDP) in volume terms is estimated to have increased by 0.5% in Quarter 1 (January to March) 2019, having slowed to 0.2% growth in the previous quarter. In comparison with the same quarter a year ago, UK GDP increased by 1.8% to Quarter 1 (January to March) 2019, up from 1.4% in the previous period.

Production output increased by 1.4%, with manufacturing output increasing by 2.2%. Service output growth slowed, but still increased by 0.3% in Quarter 1 2019, following the comparatively strong performance in the second half of 2018. Following a weak end to 2018, the construction output recovered in Quarter 1, increased by 1.0%. It should be noted however that the construction sector has been quite volatile in recent months. Agriculture also affected GDP, which was down 1.8% in the first quarter, providing the only real negative contribution to growth. Whilst there are currently many impacts on GDP from the current uncertainty within the UK, the effects were still relatively small, generally speaking (ONS, 2019).

- 3.17 **Housing:** The latest housing data indicates that the housing sector has seen reasonably small but steady growth in the year to February 2019. ONS figures show that average UK house prices increased by 1.4% in the year to March 2019, up from 1.0% in February 2019. The annual growth rate has however slowed over the past three years, which has been mainly driven by a slowdown in the south and east of England market. The lowest annual growth was in London, where prices fell by 1.9% over the year to March 2019, up from a fall of 2.7% in February 2019. The average UK house price was £227,000 in March 2019, which is £3,000 higher than the same period a year ago (march 2018). On a non-seasonally adjusted basis, average house prices in the UK decreased by 0.2% between February and March 2019, compared with a fall of 0.6% in average prices during the same period a year earlier. The data indicates that whilst the housing market has improved overall, there has been a general slowdown since mid-2016. Despite this, there is still continued growth throughout the UK to varying degrees (ONS, 2019).
- 3.18 The average house price in England increased by 1.1% over the year to March 2019, up slightly from 1.0% in February 2019. The average house price in England currently stands at £243,000. House price growth in Wales increased by 3.0% in the year to March, down from 3.6% in February 2019, with average house prices reaching £159,000. In Scotland, house prices increased by 3.3% in the year to March, up 0.5% in the year to February 2019, with the average price now set at £149,000. Northern Ireland remains the cheapest UK country to purchase property, with an average house price of £135,000 (ONS, 2019).
- 3.19 **Employment:** The most recent estimates from the Labour Force Survey indicate that the UK employment rate was estimated at 76.1%, higher than a year earlier (75.6%) and the joint highest on record. Further, the unemployment rate was estimated at 3.8%; it has not been lower since October to December 1974. Additionally, the UK economic activity rate was estimated at 20.8%, lower than a year earlier (21.0%) and close to a record low.
- 3.20 Employment measures the number of people aged 16 years and over in paid employment, with the 'employment rate' being the proportion of people aged from 16-64 years, who are in paid work. Estimated employment rates for men and women 16-64 have generally been increasing since early 2012. For February to April 2019, the estimated employment rates were: for all people – 76.1%; for

men – 80.3%; and for women – 72.0%. The increase in the employment rate for women, the highest since comparable records began in 1971, is partly due to the changes to the State Pension age for women, resulting in fewer women retiring between the ages of 60 and 65 years.

- 3.21 Estimates for February to April 2019 show 32.75 million people aged 16 years and over in employment; 375,000 more than a year earlier. The annual increase of 357,000 was due entirely to more people working full time (up 402,000 on the year to reach 24.15 million). Part-time working showed a fall of 45,000 on the year to reach 8.60 million.
- 3.22 Unemployment measures people without a job who have been actively seeking work within the last four weeks and are available to start work within the next two weeks. The unemployment rate is the proportion of all employed and unemployed people (not the proportion of the total population) who are unemployed. Estimated unemployment rates for both men and women aged 16 years and over have been generally falling since late 2013. For February to April 2019, the estimated unemployment rates were: for all people – 3.8%; for men – 4.0%; and for women 3.7%. For February to April 2019, an estimated 1.30 million people were unemployed, 112,000 fewer than a year earlier and 857,000 fewer than five years earlier.
- 3.23 Economic inactivity measures people without a job who are not classed as unemployed, as they are not actively seeking work and/or are unable to start work within the next two weeks. Since comparable records began in 1971, the economic activity rate for all people aged 16-64 years has been generally falling (although increased during economic recessions). This is due to a gradual fall in the economic inactivity rate for women. For February to April 2019, the estimated economic inactivity rates for 16-64 year olds were: for all people - 20.8%; for men – 16.3%; and for women – 25.2% (the lowest since comparable records began). Estimates for February to April 2019 showed 8.58 million people aged 16-64 not in labour force (economically inactive) was 87,000 fewer than a year earlier and 381,000 fewer than five years earlier.
- 3.24 Excluding bonuses, the average weekly earnings for employees in the UK were estimated to have increased by 3.4% before adjusting for inflation, and by 1.5% after inflation, compared with a year earlier. Including bonuses, average weekly earnings for employees in the UK were estimated to have increased by 3.1% before adjusting for inflation, and by 1.2% after adjusting for inflation compared with a year earlier.
- 3.25 The data highlights how the economy has continued to improve, albeit slowly and steadily (ONS, 2019).

Wales

- 3.26 **Housing:** During 2018-2019 a total of 5,974 new dwellings were started in Wales. This is 63 dwellings less than were started in the year 2017-2018 (6,037), representing a 1.04% decrease compared with last year. Welsh Government statistics on dwelling completions for 2018-2019 show that 5,777 dwellings were complete during this period. This represents a 13.29% decrease from the previous year (6,663) but shows that although Wales has not yet reached pre-recession highs, there are positive increments illustrating economic recovery. The majority of new dwellings completed were 3 bedroom properties accounting for 2,272 of total completions; 4+ bedrooms totalled 1,445; 2 bedrooms totalled 1,362 and 1 bedroom 698 (StatsWales, 2019).
- 3.27 **Employment:** Key economic statistics for Wales released in May 2019 by the Welsh Government show that the employment rate in Wales, as estimated by the Labour Force Survey, was 76.7% of those aged 16-64 to the year ending December 2018, up from 76.1% a year earlier and up but up 1.9% from 2016. The UK rate for the same period was 78.3%, up 0.1% from a year prior (StatsWales, 2019).
- 3.28 The unemployment rate in Wales was 4.5% to the year ending December 2018. These are those unemployed, aged 16-64 actively seeking work and available to commence work within two weeks. This is down 0.2% compared with a year earlier (4.7%). The UK rate for the same period reflects this being 4.2% to the year ending December 2018, which is down 0.2% on the year prior. This shows how Wales is coming into line with the general trend witnessed throughout the UK as a whole.
- 3.29 The economic inactivity rate in Wales, to the year ending December 2018 was 19.7%; this is 0.1% down on the year prior. The UK economic inactivity rate over the same period was 17.7%, down 0.1% on the previous year. This highlights that the UK-wide trends are being reflected in Wales.
- 3.30 There were 385,300 people employed in the public sector in Wales as of December 2018, this is 26.6% of the total in employment. This is down 0.92% on the number of people employed in the public sector as of December 2017 (388,900 people). This compares with 6,902,200 in the public sector UK-wide, equating to 21.6% of the total in employment (StatsWales, 2019). The ONS however reports that there were 5.39 million in public sector employment for March 2019; this is 15,000 more than for December 2018 (ONS, 2019).
- 3.31 The economy has continued to show very small signs of improvement throughout 2017-2018, although growth has still been very slow over the past three years. That being said, poor growth along with a significant slowdown since mid-2016 has seen the annual growth rate remain under 5%. Therefore, whilst there has been growth in the economy, reflected in the fall in unemployment, increased house prices across the UK and further comparable housing build rates; in line with the retail sales index, the economy is expected to slow further going forward. This in conjunction with the decision to leave the European Union could see stagnation or even decline in a number of the aforementioned sectors such as

production, construction, services and agriculture. It could therefore prove difficult over the next few years to encourage development in line with the LDP. The Council will however continue to pursue innovative solutions in the hope of overcoming whatever economic conditions lay ahead.

The Regional Context

City Deal

- 3.32 The £1.2billion Cardiff Capital Region City Deal, which could transform the economies of South East Wales, was formally ratified during a special ceremony held on St. David's Day 2017. The aim of the City Deal is to create jobs and boost economic prosperity by improving productivity; tackle worklessness; build on foundations of innovation; invest in physical and digital infrastructure; provide support for business; and ensure that economic benefits generated as a result are felt across the whole region.
- 3.33 The City Deal includes funding of £734million for the South Wales Metro, of which over £500million is provided by the Welsh Government and £125million from the UK Government. As part of the Wider Investment Fund, the UK Government has provided a £375million contribution and the ten local authorities have agreed a commitment to contribute £120million. The signing means that the Regional Cabinet has come out of shadow and the City Deal will enter into a transition phase.
- 3.34 On the 12th February 2018 the CCR Regional Cabinet comprising the 10 local authority leaders approved the strategic business plan which details how the £1.2 billion 'Wider Investment Fund' will be used over the next five years to drive actions forward. The Plan specifies the regional strategic objectives of the CCR City Deal, which are: prosperity and opportunity; inclusion and equality; and identity, culture, community and sustainability. The overarching economic objectives of the City Deal are to create 25,000 new jobs and leverage £4 billion in private sector investment.

National Development Framework:

- 3.35 The Planning (Wales) Act 2015 provides a statutory requirement for the Welsh Ministers to produce and keep an up-to-date National Development Framework (NDF) to replace the Wales Spatial Plan. The NDF will have a number of roles and functions including setting out 'the Welsh Government's land-use priorities and providing a national land-use framework for strategic and local development plans' (Welsh Government, 2017). The NDF will focus on land-use issues and developments of national significance that the planning system can influence and deliver.

- 3.36 A consultation on the Issues, Options and Preferred Option commenced on the 30th April 2018. The consultation concluded on the 23rd July 2018. The draft NDF has been put out on consultation in August 2019, with the final version of the document anticipated for publication in September 2020.
- 3.37 The NDF sets out where nationally important growth and infrastructure is needed and how the planning system – nationally, regionally and locally – can deliver; provides direction for Strategic and Local Development Plans and supports the determination of Developments of National Significance; sit alongside Planning Policy Wales, which sets out the Welsh Government’s planning policies and will continue to provide the context for land use planning; support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system; and be reviewed every five years (Welsh Government, 2019).

Strategic Development Plan:

- 3.38 As with the NDF, the Planning (Wales) Act 2015 provides a legal framework for the preparation of a Strategic Development Plan (SDP). Welsh Government suggest that there is evidence to show that there are many strategic planning issues that first generation LDPs have failed to address in isolation. Consequently, those ‘larger than local issues’ such as housing, employment and transport infrastructure can be tackled at a strategic level to ensure they are being considered and planned for in a comprehensive way. Work is underway to set out and agree the key preparatory matters between all ten member authorities, including boundaries, governance and content. RCT will need to work in conjunction with other South East Wales Authorities in order to formulate a plan for the Cardiff Capital Region; this area could include RCT completely or in part. Albeit outside the monitoring period, RCT have agreed to the proposed preparation of the SDP.

Other South East Wales Local Authorities LDPs

- 3.39 **Cardiff:** Cardiff’s Local Development Plan was adopted on the 28th January 2016. There are three green-field Strategic Sites within the Cardiff LDP that could potentially have a significant impact upon RCT, although the effects were discussed in policy terms during the ‘matters arising changes’. The policies’ success will however be contingent upon the cooperation and agreement of both authorities particularly at the planning applications stage. The policy changes state that provisions for new homes and local employment opportunities in these areas will be delivered using a phased approach, and will include: the bus-based rapid transit corridors through the sites; off-site infrastructure; extensions of the bus network with increased frequency and reliability; a strategic park and ride facility north of Junction 33 of the M4; and improved linkages with Rhondda Cynon Taf.
- 3.40 **Merthyr Tydfil:** The first replacement Local Development Plan commenced in 2016, with the examination taking place in the summer of 2019. There are few

cross boundary issues to be considered with RCT, although Welsh medium secondary education for the County Borough is provided for in RCT. The School at Rhydywaun is close to capacity, and appropriate financial contributions to its extension should be sought from new development in Merthyr Tydfil.

- 3.41 **Monmouthshire:** A full review of the Monmouthshire LDP commenced in 2017 and a full revision procedure began for the period 2018-2033. A call for Candidate sites concluded on the 19th November 2018, which will now help to shape the Preferred Strategy.
- 3.42 **Bridgend:** A statutory review of the Bridgend Local Development Plan commenced in 2017. The Welsh Government approved the submitted Delivery Agreement for the replacement LDP on the 25th June 2018, which allowed work to formally commence on the plan. Following this, an initial call for Candidate Sites was undertaken, and concluded on the 9th November 2018. The Preferred Strategy consultation began at the end of September 2019. This will need to be considered in detail with regards to its impact on RCT.
- 3.43 **Torfaen:** Torfaen Council commenced a statutory review of their Local Development Plan in 2017. The Draft Review Report was published in April 2018 which will result in a new LDP for Torfaen for the period up to 2033.
- 3.44 **Blaenau Gwent:** Blaenau Gwent triggered a review of their LDP in November 2016. The Review Report was published in September 2017 and was based upon the findings of published Annual Monitoring Reports. Following this, the Council submitted the Delivery Agreement, which was agreed by the Welsh Government on the 19th September 2018, allowing work to formally commence on the LDP.

The Local Development Context

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

Local Policy Framework

- 3.46 The following document has been added to the policy framework in 2018-2019:

Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance

- 3.47 The Council adopted the HMO SPG in May 2018 following a period of consultation commencing on the 25th January and concluding on the 23rd March 2018. The HMO SPG was deemed necessary as these types of properties are heavily clustered around the University of South Wales campus in Treforest. There has been an increasing concern raised by the local community that the

concentration of HMOs has reached a level that is having a significant, detrimental impact upon community cohesion. The SPG has a dual purpose in that it is firstly meant to help identify when it is deemed that the concentration of HMOs in an area has reached a level considered to adversely impact upon the community; and secondly to provide guidance on the standards of HMOs and how they should be developed.

- 3.48 The HMO SPG aims to support the Council's Corporate Plan in relation to People, Place and Economy, by ensuring that established communities are not displaced and cohesion not undermined by emerging concentrations of housing for short-term residents. The document will also help the Council to ensure that communities can sustain their facilities and amenities, and can retain their vibrancy by preventing large clusters of HMOs. Additionally, as the SPG is designed to avoid the negative effects of concentrations of HMOs, it will also contribute to the well-being objectives established as a direct result of the Well-being of Future Generations (Wales) Act (2015).
- 3.49 The following documents have been added to the LDP evidence base in 2018-2019:

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

- 3.50 The Joint Housing Land Availability Studies (JHLAS) provide detailed information on the housing land supply in Rhondda Cynon Taf. The findings of the study indicate that instead of having the required 5-year housing land supply, there was a 1.3 year supply on the 1st April 2019, a 1.4 year supply on the 1st April 2018, a 1.3 year supply on the 1st April 2017 and a 1.5 year supply on the 1st April 2016. The supply has fallen 1.1 years since the 2015 study. The 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, 2019

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

Local Economic Conditions

- 3.52 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.
- 3.53 The Joint Housing Land Availability Study (JHLAS) (2019) indicates that the Council, based on the residual method, has a 1.3-year housing land supply as of the 1st April 2019, which is a reduction of 1.1 year since the 2015 study (2.4 years). The JHLAS (2018) indicated that there was a 1.4-year housing land supply, whilst on the 1st April 2017, the land supply figure was 1.3 years. Additionally, the total number of housing completions in RCT for 2018-2019 is 386 dwellings with 79 being affordable dwellings. The completion figure for 2018-2019 of 386 is less than the previous year's figure of 552 and the post-adoption high of 716 dwellings in 2016-2017. During the current monitoring year, a further 514 houses were permitted across the County Borough, contributing to an overall total of 9,192 units since the adoption of the Plan.
- 3.54 During 2018-2019, 14,844m² of major retail, office and leisure development was permitted within the Borough. The 14,844m² was solely office development at Main Avenue, Treforest Industrial Estate. There was no major leisure and retail in 2018-2019. Additionally, the Council announced in February 2018 that £2.58m of European funding has been secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site.
- 3.55 The impact of the global economic recession on the economy of Rhondda Cynon Taf had a significant impact on the delivery of the LDP in the immediate years post adoption (2011). Whilst the economy is showing some signs of improvement, with both the housing and commercial markets in the County Borough experiencing some growth; the economic difficulties at the start of the plan period has inevitably had an adverse impact on the delivery of some elements of the LDP. The June 2016 decision to exit the European Union and the subsequent uncertainty surrounding exit negotiations are also having an impact UK-wide. The scale of these consequences however are, as yet unknown.

Our Cwm Taf - Well-Being Plan 2018-2023

- 3.56 Following the introduction of the Well-being of Future Generations (Wales) Act 2015, the public services in the Cwm Taf area have agreed to work together to improve well-being for everyone within the area. The new approach seeks to improve public services in a sustainable way, whilst working towards the seven well-being goals. The Cwm Taf Public Services Broad has agreed to develop a collaborative public service that puts people in Cwm Taf communities at its centre. The objective is to break down barriers between public services and change the way they work so that they prevent problems from happening rather than having to react to them.

3.57 The Well-being Plan expressly states the LDPs importance in working together with our communities to reduce levels of obesity. This will be achieved by increasing safe access to the outdoors and encouraging walking and cycling. The plan further emphasises the LDPs role in growing a strong local economy with sustainable transport that allows people to live, work and play in Cwm Taf. LDPs are seen as integral to targeting regeneration to run-down neighbourhoods and increasing opportunities to link in with our green spaces and infrastructure to help improve physical and mental well-being.

Public and Private Sector Funding and Investment

Strategic Opportunity Areas

3.58 In September 2017, the Council identified particular areas of opportunity for economic growth and job creation in Rhondda Cynon Taf. The Council made a commitment for these areas to be further investigated, developed and pursued as appropriate.

3.59 Building a Strong Economy is a key priority within the Council's Corporate Plan *The Way Ahead* (2016-2020). Much work is progressing within the Council and with partners to support this priority across Rhondda Cynon Taf. The areas where there is greatest scope for strategic development to support the economy of RCT and the wider Cardiff Capital Region have been collectively identified as 'Strategic Opportunity Areas'.

3.60 Within the context of the Cardiff Capital Region City Deal and the Valleys Taskforce, it is critical that the Council identifies and works towards the delivery of economic growth in those regionally important areas, where there is significant potential to create jobs and prosperity, both across RCT and for the wider region.

3.61 Taking the Local Development Plan (LDP) as a starting point, and considering recent economic activity, the potential for regional, significant growth; the ability of the private sector and other partners to deliver; together with the scale of opportunity and significance regionally; a number of Strategic Opportunity Areas have been developed.

3.62 The areas are:

- Cynon Gateway – Energising the Region
- Wider Pontypridd, Treforest – Edge of the City, Heart of the Region
- Pontypridd Town – Pivotal in the Region
- A4119 Corridor – Regional Rhondda Gateway
- Llanilid on the M4 – Driving the Regional Economy.

- 3.63 Each of these outline strategies is different depending on the nature of the opportunity that exists, whether it is long-term or short-term, the potential for the private sector to deliver and the level of potential public sector intervention.

4 LOCAL DEVELOPMENT PLAN MONITORING

- 4.1 The 2019 AMR is the eighth 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. Eight years can begin to provide a long-term picture of the success of the development plan process in Rhondda Cynon Taf. This eighth 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 2018-2019. 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) (2019) indicated that Rhondda Cynon Taf had a 1.3 years housing land supply (1 st April), compared to the requirement for a 5-year supply. The JHLAS (2018) indicated that RCT had a 1.4-year housing land supply.
CI 2	Number of net additional affordable and general market dwellings built in the Plan area per annum.	<p>Total housing completions (affordable and market)</p> <p>2018-2019 – 386 2017-2018 – 552 2016-2017 – 716 2015-2016 – 569 2014-2015 – 553 2013-2014 – 534 2012-2013 – 414 2011-2012 – 357 2010-2011 – 462</p> <p>Affordable housing completions (excluding market)</p> <p>2018-2019 – 79 2017-2018 – 198 2016-2017 – 248 2015-2016 – 98</p>

		<p>2014-2015 – 114 2013-2014 – 75 2012-2013 – 77 2011-2012 – 39 2010-2011 – 78</p> <p>Market housing completions (excluding affordable)</p> <p>2018-2019 – 307 2017-2018 – 354 2016-2017 – 480 2015-2016 – 471 2014-2015 – 439 2013-2014 – 459 2012-2013 – 337 2011-2012 – 318 2010-2011 – 384</p>																														
CI 3	Net employment land supply/development per annum.	The allocated LDP employment land supply is 98 hectares. Development is continuing on the 4.17ha site at Hirwaun Industrial Estate (NSA 14.2 – North of 5 th Avenue, Hirwaun). During 2018-2019, no further development took place on the remaining allocated sites.																														
CI 4	Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units).	<p>All developments permitted on all allocated sites in 2018-2019 (of a total of 841 hectares):</p> <table border="1"> <thead> <tr> <th></th> <th>Size (ha)</th> <th>% of Allocated Land</th> </tr> </thead> <tbody> <tr> <td>Up to 2011</td> <td>36.93ha</td> <td>4.4%</td> </tr> <tr> <td>2011 - 2012</td> <td>10.98ha</td> <td>1.3%</td> </tr> <tr> <td>2012 - 2013</td> <td>5.37ha</td> <td>0.6%</td> </tr> <tr> <td>2013 - 2014</td> <td>28.46ha</td> <td>3.4%</td> </tr> <tr> <td>2014 - 2015</td> <td>109.5ha</td> <td>13%</td> </tr> <tr> <td>2015 - 2016</td> <td>76.12ha</td> <td>9%</td> </tr> <tr> <td>2016 - 2017</td> <td>0.6ha</td> <td>0.07%</td> </tr> <tr> <td>2017 - 2018</td> <td>24.3ha</td> <td>3%</td> </tr> <tr> <td>2018 - 2019</td> <td>0.87ha</td> <td>0.1%</td> </tr> </tbody> </table>		Size (ha)	% of Allocated Land	Up to 2011	36.93ha	4.4%	2011 - 2012	10.98ha	1.3%	2012 - 2013	5.37ha	0.6%	2013 - 2014	28.46ha	3.4%	2014 - 2015	109.5ha	13%	2015 - 2016	76.12ha	9%	2016 - 2017	0.6ha	0.07%	2017 - 2018	24.3ha	3%	2018 - 2019	0.87ha	0.1%
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CI 5	Average density of housing development permitted on allocated development plan sites.	There were no dwellings permitted on allocated sites during the 2018-2019 monitoring period. As such, an average density cannot be calculated.																																				
CI 6	Amount of new development (ha) permitted on previously	During 2018-2019, 72.93%, or 23.66 hectares of a total of 32.44 hectares of development permitted, was on previously developed land or within existing																																				

	developed land expressed as a % of all development permitted per annum.	buildings.
CI 7	Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a % of all major retail, office and leisure development permitted. (Amended indicator as agreed).	During 2018-2019, 14,844m ² of major retail, office and leisure development was permitted within the Borough. The 14,844m ² was solely office development at Main Avenue, Treforest Industrial Estate. There was no major leisure and retail in 2018-2019.
CI 8	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2i-v).	During 2018-2019, there were nine applications for 36 dwellings permitted within a category C flood risk zone. 35 dwellings were within a C2 flood risk zone, whilst 1 was within a C1 flood risk zone. A change of use to provide a hostel was also permitted within the C2 flood risk zone.
CI 9	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	During 2018-2019, planning permission was granted for the development of 8.78 hectares of greenfield land, which is not allocated in the LDP.
CI 10	Amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified in the Regional Waste Plan (TAN 21) per annum.	During 2018-2019, 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	No primary land-won aggregates were permitted for extraction in 2018-2019.

	as a % of the total capacity required as identified in the Regional Technical Statement (MTAN).	
CI 12	The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum.	No further renewable energy developments were installed within the Strategic Search Area F boundary during 2018-2019.

Local Output Indicators		Monitoring Results
LI 1	Number of dwellings permitted annually outside the defined settlement boundaries.	22 dwellings were permitted outside the defined settlement boundary in 2018-2019. 10 of these dwellings were immediately adjacent to the defined settlement boundary in accordance with policy NSA 12. Another two were for agricultural workers dwellings, one temporary. 2 were demolitions with replacement dwellings and 3 were barn conversions. 5 were permitted in the open countryside.
LI 2	Number of affordable dwellings provided annually on rural exception sites throughout Rhondda Cynon Taf.	During 2018-2019 there were no affordable dwellings provided on rural exception sites.
LI 3	Average house price in Rhondda Cynon Taf per annum.	The average house price in the County Borough during 2018-2019 was £111,604. This is up from an average of £108,237 a year prior (2017-2018). The average detached property within Rhondda Cynon Taf cost £192,225, with the average semi-detached at £119,118, the average terraced property at £92,189 and the average flat/maisonette at £73,578 (Land Registry, May 2019).
LI 4	Amount of affordable housing provided by Social Housing Grant per annum.	Social Housing Grant funded 72 affordable houses during 2018-2019.

LI 5	% of employment land lost to alternative uses per annum	No allocated employment land was lost to alternative uses during 2018-2019. However, 0.78ha of B1 office space at the former Innovation House, Bridgend Road, Llanharan was lost to housing.
LI 6	Total convenience/retail floorspace developed per annum.	A total of 2,553.29m ² was developed in 2018-2019 for convenience/comparison retail floorspace. This comprised 1,758m ² for an Aldi supermarket in Porth, 466m ² for a Co-op food store in Hirwaun, 214.29m ² at Glamorgan Vale Retail Park for a mezzanine floor and 115m ² for a farm shop at Abergorki.
LI 7	Annual vacancy rates for each Principal Town and Key Settlement.	<p>The Town Centre Retail Survey of October 2018 indicated annual vacancy rates for each of the Principal Towns and Key Settlements during 2018-2019 as follows:</p> <p>Aberdare 13.51%</p> <p>Pontypridd 12.2%</p> <p>Llantrisant / Talbot Green 3.41%</p> <p>Ferndale 6.52%</p> <p>Hirwaun 9.5%</p> <p>Llanharan 5.0%</p> <p>Mountain Ash 21.5%</p> <p>Porth 15.8%</p> <p>Tonypanydy 18.0%</p> <p>Tonyrefail 24.07%</p> <p>Treorchy 6.6%</p> <p>The overall vacancy rate for these centres combined during 2018-2019 was 12.37%. In 2017-2018 this was 11.55%, for 2016-2017, this was 12.5%, for 2015-2016, it was 10.6%; and for 2014-2015 was 10.8%.</p>
LI 8	Number of applications approved per annum for non-retail use in primary and secondary shopping frontages.	Two applications were approved for non-retail uses in primary shopping frontages in 2018-2019. One in Aberdare was for a Sui Generis Family Entertainment Centre; the other was in Pontypridd for a D2 gym.
LI 9	Number of highway, roads, public transport and walking and cycling	Work has commenced to construct the remaining section of the community route near Cross Inn that will provide a continuous link between Talbot Green

	schemes implemented per annum.	and Pontypridd. Work has also commenced to take forward a number of highway schemes including the dualling of the A4119 between Ynysmaerdy and Coedely, as well as the construction of the Llanharan bypass.
LI 10	Proportion of new housing, employment and retail development accessible by a range of transport modes per annum.	<p>All except two, or 99.61% of the 514 new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode. The two permissions that were not within the 400 metres are for agricultural workers dwellings (one temporary).</p> <p>All new employment permissions are accessible and within 400 metres of one or more transport mode.</p> <p>All new retail permissions granted during 2018-2019 are accessible and within 400 metres of one or more transport mode.</p>
LI 11	The number of SINC affected by development and the number of mitigation schemes secured annually (amended indicator as agreed).	During 2018-2019, there were no schemes that affected a designated SINC.
LI 12	Annual recycling / reuse/composting rates.	<p>The recycling/reuse/composting rates for 2018-2019 were as follows:</p> <p>Recycled – 45.02%; Reused – 0.98%; Composted – 15.01%; Energy Recovery – 46.14%; and Landfilled – 1.97%.</p>
LI 13	Amount of mineral deposits sterilised by new development annually.	<p>The amount of mineral deposits potentially sterilised by new development during 2018-2019 was as follows:</p> <ul style="list-style-type: none"> • Sandstone 0.27 hectares • Sand and Gravel 0 hectares • Limestone 0 hectares • Coal 0 hectares <p>In accordance with the Mineral paragraphs (from 5.14 onwards) within chapter 5 of Planning Policy</p>

		Wales, Edition 10, it was determined that only permanent developments outside the settlement boundary that were also classed as sensitive development could be considered to be sterilising the resource. Furthermore, any part of the minerals safeguarding areas that were already effectively sterilised on account of existing properties (having the above characteristics), have not be taken into consideration when calculating the scale of the deposit affected.
LI 14	Pre-application discussions and master-planning exercises undertaken with developers in relation to the development of Strategic Sites.	Pre-application discussions and/or master-planning exercises have taken place in respect of the Strategic Sites at Robertstown/Abernant, Land South of Hirwaun, Llanilid and Mwyndy/Talbot Green during 2018-2019.
LI 15	Planning permission granted for Strategic Sites.	In 2018-2019, the reserved matters application cleared Committee (March 2019) for the first phase of Parc Llanilid. The final decision was dispatched in April 2019, which was for 216 dwellings.
LI 16	Annual rate of residential and/or commercial development on Strategic Sites.	During 2018-2019, 22 dwellings were erected on St. Ilid's Meadow, Llanilid. This brings the total number of dwellings on Strategic Sites to 243. (Figures amended 2018-2019).
LI 17	Annual provision of local centres, primary schools, open space and biodiversity management schemes on Strategic Sites.	Biodiversity mitigation has been implemented and is ongoing in association with the opencast operation on the Hirwaun Strategic Site. A management plan has also been agreed at Cefn y Hendy via a Section 106 legal agreement.
LI 18	Annual provision of highway and utility infrastructure on Strategic Sites.	The access point for the new Mwyndy/Talbot Green town centre has been implemented with infrastructure development continuing.
LI 19	Implementation of Regeneration Strategies during 2010-2021.	In 2018-2019, further elements of the Aberdare and Pontypridd Regeneration Strategies were implemented.

Core Policy Monitoring Analysis

POLICY:	OBJECTIVE:	RELATED POLICIES:																																
CS 1 - Development in the North	1, 2, 4, 5, 6 & 8	NSA 1 to NSA 28																																
MONITORING TARGET:	MONITORING TARGET:																																	
To build strong and sustainable communities in the Northern Strategy Area over the Plan period	ADOPTION: None																																	
	2015: 40% of allocations																																	
	2021: 100% of allocations																																	
PERFORMANCE:																																		
CORE AND LOCAL OUTPUT INDICATORS:																																		
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19																																		
ANALYSIS OF RESULTS:																																		
<p>A key element of the Rhondda Cynon Taf LDP core strategy is to build strong and sustainable communities in the Northern Strategy Area (NSA). In order to build strong and sustainable communities it will be necessary to halt the process of depopulation and decline and deliver beneficial, sustainable development in northern Rhondda Cynon Taf. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise, as identified in the above indicators, in relation to the following interrelated factors:</p> <p>Housing</p> <p>Below are the house building completion figures in the NSA for 2018-2019, showing previous years completions for comparative purposes (CI 2);</p> <table border="1"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2018-2019</td> <td>180</td> <td>47</td> <td>227</td> </tr> <tr> <td>2017-2018</td> <td>96</td> <td>32</td> <td>128</td> </tr> <tr> <td>2016-2017</td> <td>153</td> <td>43</td> <td>196</td> </tr> <tr> <td>2015-2016</td> <td>127</td> <td>48</td> <td>175</td> </tr> <tr> <td>2014-2015</td> <td>157</td> <td>20</td> <td>177</td> </tr> <tr> <td>2013-2014</td> <td>153</td> <td>23</td> <td>176</td> </tr> <tr> <td>2012-2013</td> <td>94</td> <td>52</td> <td>146</td> </tr> </tbody> </table>				General Market	Affordable	Total	2018-2019	180	47	227	2017-2018	96	32	128	2016-2017	153	43	196	2015-2016	127	48	175	2014-2015	157	20	177	2013-2014	153	23	176	2012-2013	94	52	146
	General Market	Affordable	Total																															
2018-2019	180	47	227																															
2017-2018	96	32	128																															
2016-2017	153	43	196																															
2015-2016	127	48	175																															
2014-2015	157	20	177																															
2013-2014	153	23	176																															
2012-2013	94	52	146																															

2011-2012	130	26	156
2010-2011	160	21	181

Taking these and previous completions into consideration, an overall total of 2,326 **new dwellings** have been built in the NSA since the start of the plan period in 2006.

During 2018-2019, the Council **approved 282 houses** in the Northern Strategy Area. Since the adoption of the plan in 2011, **2,854** houses have been given planning permission in the NSA.

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

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

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

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

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

Strategic Sites

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

Sustainable Development

During 2018-2019, 72.93%, or 23.66 hectares of a total of 32.44 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 2018-2019, (totalling 20.37 hectares), 10.72 hectares or 52.64% of permissions were on previously developed land. A further 1.93 hectares or 9.46% of permissions were on or within existing premises. 7.09

hectares or 34.83% of the permissions were on greenfield land and 0.63 hectares or 3.07% of all development in the NSA was on open space.

No further renewable energy permissions were installed within the Strategic Search Area F boundary during 2018-2019.

During 2018-2019, there were no schemes permitted that affected a designated SINC (LI 11).

Economic Activity

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

Additionally, the Council announced in February 2018 that £2.58m of European funding has been secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. It is anticipated that the project will be part funded by the European Regional Development Fund (ERDF) through the Welsh Government.

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

The NSA has witnessed permission for 12,638m² of industrial floor space within 2018-2019. This is comprised of two planning permissions, the first for an extension to an existing industrial unit totalling 2,538m² on Hirwaun Industrial Estate, and the second for a new unit on the land to the west of Bryn Pica waste disposal site, comprising 10,100m². Both of these permissions are for mixed employment (B1/B2/B8), with the sites amounting to 5.573 hectares of employment development in the NSA. Whilst not granted on allocations, these permissions are testament to the willingness to expand operations and invest in Rhondda Cynon Taf. The permissions also contribute towards the Council's employment land bank.

No major retail development has been permitted in the Northern Strategy Area during 2018-2019. All retail permissions within the NSA in 2018-2019 have been for changes of use or mixed-use development including an element of retail. All of these permissions equate to a total of 0.625 hectares granted planning permission in the NSA in 2018-2019.

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

Sustainable Transportation / Accessibility

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

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

In addition to the above, progress has been made with other allocated schemes. In the Northern Strategy Area, the Mountain Ash Southern Cross Valley Link has received planning permission for an east-west highway and bridge link via an upgraded junction on the A4059. Construction commenced in the summer of 2017 with the main bridge commencing in the summer of 2018. The Mountain Ash Northern Cross Valley Link was reviewed and considered as part of the development of the southern link, although the southern link has been prioritised.

The park and ride provision for Strategic Site 5 (Hirwaun) has been proposed as part of the wider Cynon Gateway scheme and the SE Wales Valleys LTP. Additional spaces have been created at the existing park and ride in Abercynon, whilst a significant new extension of 310 parking spaces has been built on land to the north of the Navigation park business park.

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

It is also worthy of note that the Welsh Government undertook a consultation exercise with the Council on the alignment of the A465 dualling last year, which should progress over coming years to the construction of the road.

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

During 2018-2019, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode.

100% (11 of 11), of all new employment permitted is accessible and within 400 metres of one or more transport modes and all new retail permitted (20 of 20) is accessible and within 400 metres of one or more transport modes (LI 10).

Regeneration

Further elements of the Aberdare Town Centre Regeneration Strategy were being implemented during 2017-2018 (LI 19).

Taking the Local Development Plan (LDP) as a starting point, and considering recent

economic activity, the potential for significant regional growth, the ability of the private sector and other partners to deliver, together with the scale of opportunity and significance regionally; we have identified and developed a number of Strategic Opportunity Areas (SOA's) in RCT. SOA's are geographical areas where resources are focused to provide opportunities for the private sector to invest and create new jobs. Each SOA aims to provide a comprehensive and focused package to encourage investment and enterprise. On 21st September 2017, the Council approved five Strategic Opportunity Areas (SOAs), which includes the 'Cynon Gateway' in the Northern Strategy Area. This largely focuses on the development of the Hirwaun and Robertstown/Abernant Strategic Sites. This is primarily for residential and commercial development and in particular for Hirwaun, the relationship with the renewable energy sector and Hirwaun Industrial Estate. In doing so, the Council has committed to developing and delivering projects that will achieve the primary aspirations of these Strategies, particularly enabling significant economic growth and jobs.

Comment

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

The Council recognises that the delivery of new development in the NSA in challenging economic conditions has been slow in recent years, particularly on large residential allocations. That being said, it is clear that there is a continued delivery of new houses in the NSA, both market and affordable, with 2,326 dwellings built here since the start of the plan period in 2006 and 227 during 2018-2019. A total of 2,854 dwellings have been approved since the adoption of the plan in 2011, with 282 of these approved throughout the past year in the NSA.

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

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

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

With specific regard to housing within the Northern Strategy Area, the Council has granted permission for a number of significant windfall sites in the last few years. In 2018-2019, a reserved matters application was submitted for 87 houses at the former Aberdare College site in Trecynon. The application was approved in 2019-2020 and as such, will be reported upon further next year. Such sites are testament to the Council's commitment to deliver housing in sustainable locations and highlight the success of the LDP strategy in the NSA.

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

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

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

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

POLICY:	OBJECTIVE:	RELATED POLICIES:	
CS 2 - Development in the South	1, 2, 4, 5, 6 & 8	SSA 1 to SSA 27	
TARGET:	MONITORING TARGET:		
To ensure sustainable growth in the Southern Strategy Area that benefits Rhondda Cynon Taf as a whole over the Plan period	ADOPTION: None		
	2015: 40% of allocations		
	2021: 100% of allocations		
PERFORMANCE:			
CORE AND LOCAL OUTPUT INDICATORS:			
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19			
ANALYSIS OF RESULTS:			
<p>The objective in the Southern Strategy Area (SSA) is to ensure sustainable growth takes place in a manner that benefits Rhondda Cynon Taf. In order to deliver sustainable growth, it is necessary to manage residential and commercial growth in the SSA in a manner that balances the economic potential of the area within its environmental capacity. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:</p> <p>Housing</p> <p>Below are the house building completion figures in the SSA for 2018-2019, showing previous years completions for comparative purposes;</p>			
	General Market	Affordable	Total
2018-2019	127	32	159
2017-2018	258	166	424
2016-2017	327	193	520
2015-2016	344	50	394
2014-2015	282	94	376
2013-2014	322	36	358
2012-2013	243	25	268
2011-2012	188	13	201
2010-2011	224	57	281

Taking these and previous completions into consideration, an overall total of **3,973 new dwellings** have been built in the SSA since the start of the plan period in 2006 (CI 2).

During 2018-2019, the Council **approved 232** new houses in the Southern Strategy Area. Since the adoption of the plan in 2011, **6,338 houses** have been given planning permission in the SSA.

There were no dwellings permitted on allocated sites during the 2018-2019 monitoring period within the SSA (CI 5).

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

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

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

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

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

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

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

Strategic Sites

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

Sustainable Development

During 2018-2019, 72.93%, or 23.66 hectares of a total of 32.44 hectares of development permitted throughout the County Borough, was on previously developed land or within existing buildings (CI 6).

Of all the developments permitted on land within the SSA in 2018-2019 (totalling 12.06 hectares), 7.12 hectares or 58.99% of permissions were on previously developed land. A further 3.89 hectares or 33.22% of permissions were on or within existing premises (CI 6). Whilst 1.06 hectares or 8.79% of permissions were granted on greenfield land (CI 9).

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

During 2018-2019, there were no schemes that affected a designated SINC (LI 11).

Economic Activity

During 2018-2019, the Council granted permission for 32,072.23m² of industrial space within the SSA. This includes a total of 14,961m² of B1 office space (14,844m² at Treforest Industrial Estate and a further 117m² in Taffs Well) and a total of 1,289.4 m² for other B1 uses (1,200m² of hand washed cars/valeting service within Pontyclun and 89.4 m² at Treforest Industrial Estate). Further, a total of 1,407m² of B2 was permitted, including a lorry servicing unit at Parc Eirin (340m²), a factory extension at Coedcae Lane (937m²) and a further 130m² at Brynsadler. B8 was comprised of solely one permission for a change of use to a unit on Coedcae Lane Industrial Estate. Lastly, mixed employment permissions (B1/B2/B8) totalled 32,072.23m² of land for an extension to Llantrisant Business Park (Phase 1), a change of use on Treforest Industrial Estate for storage and distribution and the development of plot C3 on the Coed Ely employment allocation. The development at Coed Ely will see the development of 3,065.78m² of industrial floorspace and will hopefully act as a catalyst for the development of the remainder of the site. All permissions above have been permitted across 5.21 hectares in the Southern Strategy Area. Such permissions are testament to the continued investment in the economy of RCT.

The 14,884m² of B1 office floorspace permitted on Treforest Industrial Estate will be the Headquarters of the Department for Work and Pensions, which is envisaged to bring circa 1,550 jobs to the site. The building will extend over five floors and provide a boost to the economy within the Borough.

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

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

No major retail development has been permitted in the Southern Strategy Area during

2018-2019. All retail permissions within the SSA in 2018-2019 have been for changes of use or mixed-use development including an element of retail, with the exception of a Mezzanine floor totalling 214.29m² at unit 2A Glamorgan Vale Retail Park. All of these permissions equate to a total of 0.222 hectares granted planning permission in the SSA in 2018-2019.

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

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

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

Sustainable Transportation / Accessibility

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

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

In the Southern Strategy Area, the A473 Llanharan Bypass is included within the SE Wales Valleys LTP and the WelTAG stage 1 and 2 reports have been complete, with an initial

public consultation exercise undertaken over the proposed routes. Enhancements to key junctions continue in relation to the A473 Talbot Green Bypass allocation. All other cycle routes have proposals to improve sections of the route included within the Council's Integrated Network Map, which was approved by the Welsh Government in February 2018.

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

During 2018-2019, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode.

100% (11 of 11), of all new employment permitted is accessible and within 400 metres of one or more transport mode and all new retail permitted (20 of 20) 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 2018-2019 (LI 19).

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

Comment

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

It is also evidenced that there is continued housing delivery of significant proportions in the SSA for both market and affordable dwellings, with 3,973 dwellings built since the start of the plan period and 159 during the 2018-2019 monitoring period. In total 6,338 houses have been permitted in the SSA since the adoption of the plan in 2011, with 232 granted permission in this monitoring year. Again, it is considered that the overall delivery of these

permissions will come forward with increased demand in the market.

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

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

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

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.1 - Former Maerdy Colliery	1, 2, 4, 5, 7 & 10	NSA 4
TARGET:	MONITORING TARGET:	
The construction of 1ha of B1 and/or B2 of employment land, visitors centre and area of informal recreation.	ADOPTION: None	
	2015: Submission of application	
	2021: Development Complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
The Maerdy Colliery Strategic Site has been subject to partial land reclamation, although public funding is required to reclaim the major elements of the site. There have been some agreements reached with the wind farm development to provide access across the site and some funding has been agreed for small amounts of work but the main reclamation scheme is still unfortunately dormant. It is hoped that the wind farm will also generate		

some funding for design works for the site; land reclamation is not currently a Welsh Government funding priority. The Council continues to explore the potential for private funding in this regard.

As part of the previous wind farm proposal, some engineering works have been carried out to allow access to the wind farm, and in doing have improved the access onto the Strategic Site and the area designated for a visitor centre.

The employment allocation has not yet been delivered, and although some access within the site is improved, it is not considered that the overall site is progressing as was expected and will not be delivered during the plan period.

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

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

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

PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
LI 14, LI 15, LI 16, LI 17 and LI 18	
ANALYSIS OF RESULTS:	
<p>Planning permission was granted for a supermarket on the Robertstown element of the site on the 1st April 2015, although this has not come forward due to market changes.</p> <p>The new college campus that received approval in July 2015 is complete on the lower (employment/leisure) part of the Robertstown Strategic Site. It will continue to provide significant numbers of jobs and training opportunities. The college will also contribute to the development needs of the local population.</p> <p>The Council announced in February 2018 that £2.58m of European funding has been secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. It is anticipated that the project will be part funded by the European Regional Development Fund (ERDF) through the Welsh Government. This development has recently received planning permission (September 2019).</p> <p>Significant park and ride facilities have also been developed on the site.</p> <p>There have been several landowners and developers showing interest in the development of the residential element of the Strategic Site, although no formal application progressed.</p> <p>The development and interest shown in the site is such that the Council is confident that there will be continued development on the site through to the end of the plan period, albeit elements of it will be beyond this time.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.5 - Land South of Hirwaun	1, 2, 4, 5, 7 & 10	NSA 8
TARGET:	MONITORING TARGET:	
The construction of 400 dwellings, 36 hectares of employment, a new primary school, 2000m ² retail floorspace, medical/community	ADOPTION: None	
	2015: Planning permission / implementation of development	

centre and area of informal recreation.	2021: Development complete
PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
LI 14, LI 15, LI 16, LI 17 and LI 18	
ANALYSIS OF RESULTS:	
<p>There has been an approval of an outline application for 2,000m² of retail development within the local centre element of the site. It is unlikely that the development will come forward, in the short-term at least, given that there is seemingly no market for this scale of development at present.</p> <p>Further detailed pre-application discussions have taken place concerning the residential and employment elements of the site. Procedures have actively been set in motion to enable the numerous landowners of the site to come together in order to bring the site forward for development. WG are also actively progressing with the preparation for the dualling of the of the A465 Heads of the Valleys Road.</p> <p>The opencast extraction operations have ceased on the employment element of the Hirwaun Strategic Site and the restoration taking place. This will enable plateaux for development to be prepared in the short-term, subject to permission on their details. It is however unknown whether any employment development will occur within the remaining plan period.</p> <p>Whilst the site is progressing slowly, it is highly likely that any structural development would now take place outside the plan period.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.6 - Cwm Colliery and Coking Works	1, 2, 4, 5, 7 & 10	SSA 7
TARGET:	MONITORING TARGET:	
The construction of between 800-950 dwellings, 1.9 hectares of employment, a new primary school and area of informal recreation.	ADOPTION: None	
	2015: Submission of planning application	
	2021: Development complete	
PERFORMANCE:		

CORE AND LOCAL OUTPUT INDICATORS:
LI 14, LI 15, LI 16, LI 17 and LI 18
ANALYSIS OF RESULTS:
<p>There has been an approval of an outline application on the site for the demolition of the existing structures, (retention of listed tower), site remediation, land restoration and development to provide a mix of uses including 851 residential units (use class C3), a primary school and open space.</p> <p>Discussions are ongoing to seek options in how to unlock the development potential of the site, given the considerable clearance and remediation costs associated with the site.</p> <p>Whilst the initial monitoring target has been met, the Council is not confident that solutions can be found to bring the site forward for development within the remaining plan period.</p>

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.7 - Mwyndy/Talbot Green Area	1, 2, 4, 5, 7 & 10	SSA 8
TARGET:	MONITORING TARGET:	
The construction of 500 dwellings, 15 hectares of employment, 23,400m ² new retail floorspace, 10,000m ² of leisure floorspace, a primary school, library/community facility and area of informal recreation.	ADOPTION: Planning Permission B1 & Residential Development	
	2015: Submission of planning application and implementation of development	
	2021: Development completed	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>There is a full approval for a superstore within the proposed town centre element of the Strategic Site, along with the infrastructure for the wider new town centre. The construction of this infrastructure is well advanced. The town centre has outline consent and comprises A1 retail space, A2 financial and professional service space, A3 food and drink space, B1</p>		

office space, a cinema, hotel, car parking and related infrastructure. A section 73 application to vary the condition to allow for additional time for the submission of reserved matters for the town centre has recently been approved.

It is hoped that the development of the retail elements of the Strategic Site will provide the platform for the employment and residential proposals across the wider site to come forward.

An outline application was also approved for 460 dwellings on the Cefn yr Hendy site, Mwyndy in 2017-2018. This site has however been the subject of a recent village green inquiry.

Whilst certain elements of the initial monitoring target have been met and the Council is confident that the housing can commence within the remaining plan period, it is recognised that the full delivery of the site will need to continue beyond the end of the plan period.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.8 - Former OCC Site Llanilid	1, 2, 4, 5, 7 & 10	SSA 9
TARGET:	MONITORING TARGET:	
The construction of 1950-2100 dwellings, 2,500m ² retail floorspace, a medical centre, library/community facility, a new primary school and associated public open space.	ADOPTION: 248 dwellings	
	2015: Planning permission granted and implementation of development	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>During 2018-2019, 22 dwellings were erected on St. Ilid's Meadow, Llanilid, which brings the total number of dwellings on the Strategic Site to 243. In March 2019, the reserved matters application for the first phase of Parc Llanilid cleared Committee. The final decision was dispatched in April 2019, which was for 216 dwellings.</p> <p>The Parc Llanilid application is part of a larger permission, with a phasing masterplan for the remainder of the site, which is subject to the CIL process. The permission is for a comprehensive 'hybrid' scheme (full and outline) comprising of up to 1,850 dwellings and a neighbourhood centre, (including community & leisure facilities, primary school, retail and</p>		

commercial floorspace). Other elements in the proposal include highways infrastructure, strategic landscape areas and public open space.

Whilst certain elements of the initial monitoring target have been met and the Council is confident that the housing will continue to be delivered during the remaining plan period, it is recognised that full delivery of the site will need to continue beyond the end of the plan period.

POLICY:	OBJECTIVE:	RELATED POLICIES:	
CS 4 - Housing Requirements	1 & 9	CS 3, AW 1, NSA 5, NSA 7 – 9 & SSA 7 - 10	
TARGET:	MONITORING TARGET:		
Land will be made available for the construction of 14,385 new dwellings over the Plan period.	ADOPTION: 1751 Dwellings		
	2015: 8631 Dwellings		
	2021: 14,385 Dwellings		
PERFORMANCE:			
CORE AND LOCAL OUTPUT INDICATORS:			
CI 1, CI 2, CI 4 , CI 6 and LI 1			
ANALYSIS OF RESULTS:			
<p>Policy CS 4 requires the provision of land for the development of 14,385 new dwellings over the plan period. The current Joint Housing Land Availability Study (2019) indicates that Rhondda Cynon Taf has a 1.3-year housing land supply as of the 1st April 2019 down from a 1.4 year supply the previous year (2018) (CI 1).</p> <p>Shown below are the dwelling completion figures for Rhondda Cynon Taf from 2010-2011 through to 2018-2019:</p>			
	General Market	Affordable	Total
2018-2019	307	79	386
2017-2018	354	198	552
2016-2017	468	248	716
2015-2016	471	98	569
2014-2015	439	114	553
2013-2014	475	59	534

2012-2013	337	77	414
2011-2012	318	39	357
2010-2011	384	78	462

Taking these and previous completions into consideration, an overall total of **6,299** new dwellings were built in Rhondda Cynon Taf since the start of the plan period in 2006 (CI 2).

During 2018-2019, the Council approved 514 new dwellings in Rhondda Cynon Taf, this contributes to an overall total of **9,192** new dwellings permitted across the authority since the adoption of the plan in 2011. This equates to 1,149 units per year.

The table below shows a total of allocated residential land and units permitted up to the end of the monitoring year, including this as a percentage of overall allocated residential land (CI 4). Essentially, this indicates that over half of all our considerable allocated housing units and land have gone through the planning process in Rhondda Cynon Taf, and benefit from planning permission. Although none of this occurred within the 2018-2019 monitoring year.

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

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

There were no dwellings permitted on allocated sites within the 2018-2019 monitoring year, as such an average density of housing permitted cannot be calculated. The average density for 2017-2018 was 24.2 dph, which is below the desired density of LDP policies

NSA 10 and SSA 11 (CI 5).

The construction rate of 386 completions during 2018-2019 is less than the annual completion target set out in the LDP and represents a percentage decrease of 30.72% on the previous year's building activity (552 – 2017-2018) and a 40.09% from 2016-2017 (716 dwellings). This is the second instance the number of completions has dipped since the lowest completion total in 2011-2012. The information laid out above is evidence that there is a continued delivery of new houses in Rhondda Cynon Taf, however this is slowing for both market and affordable dwellings. Since the start of the plan period, a total of 6,299 dwellings have been built.

The global economic recession had a significant effect on the operations of the housing market in the early years of the LDP. The situation in Rhondda Cynon Taf mirrored that of many South East Wales authorities. The under-performance of the housing market locally was attributable to economic conditions and not necessarily to the availability of land. Brexit is also an issue, with house builders previously warning that they would be cautious around this time. The continued uncertainty is having an impact on the housing market as well as on GDP, although the extent to which Brexit can be blamed is still questionable. Although the level of house building improved up to 2016-2017, it has dipped quite significantly in the two years hence, as such, it is becoming more important to reconsider the housing land requirement, as well as land supply issues.

The average house price in RCT (paid) in 2018-2019 was £129,306 this is reasonably similar to last year (£124,346), and is up 15.34% from the 2013-2014 monitoring period, which quoted an average price of £109,470.

The result of the Joint Housing Land Availability Study (2019) illustrates an issue with short-term land availability, since it indicates that there is sufficient housing land to last for only 1.3 years (down from 1.4 in 2018 and equal to 1.3 years in 2017), compared to the requirement for authorities to have a 5-year supply. The housing land supply 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).

The target of delivering the housing numbers identified in the LDP is not being met. The plan identified a need of 14,385 dwellings to be built by 2021, at a rate of 959 dwellings per year throughout the plan period. This accorded with Welsh Government's population projections, at the time of the LDP plan preparation.

It 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 previously, 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. Irrespective of this however, it is acknowledged that this issue will need to be considered further as part of any LDP revisions procedure.

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. This is much more in line with previous years' housing completion figures, although it is acknowledged that the previous two years have not met this target either.

It is considered that significant permissions by the Council over the past years, totalling 9,192 dwellings since 2011 gives some opportunity for housing development to continue however the opportunity for growth appears limited at this time. It should however be recognised that the house builders are somewhat restricted by market demand with respect to their ability to build greater numbers of housing.

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

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

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

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

Several meetings with landowners have also taken place recently in order to facilitate housing within the County Borough. Additionally, the Council hosted a 'Delivering Housing in RCT' event in May 2019 where it invited volume house builders, SME developers and smaller builders/tradespeople associated with the Federation of Master Builders. Other attendees included housing associations, landowners and officers from a variety of Council departments. The event attempted to stimulate develop on the remaining housing

allocations within the LDP. The event has raised the profile of a number of these sites and has seen individuals actively seeking agreement to bring a few of these sites forward.

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

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

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 5 - Affordable Housing	1, 6 & 10	AW 3, NSA 11 & SSA 12
TARGET:	MONITORING TARGET:	
To provide 1770 affordable homes in Rhondda Cynon Taf over the Plan period.	ADOPTION: 237 Dwellings	
	2015: 1062 Dwellings	
	2021: 1770 Dwellings	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 2, CI 4, LI 1, LI 2, LI 3 and LI 4		
ANALYSIS OF RESULTS:		
<p>Policy CS 5 seeks the provision of 1,770 affordable homes over the LDP period. During 2018-2019 79 new affordable homes were built in Rhondda Cynon Taf. This brings the total number of affordable homes built since the start of the plan period in 2006 to 1,214. A total of 199 affordable units were approved during 2018-2019.</p> <p>The delivery of new affordable housing in Rhondda Cynon Taf is intrinsically linked to the development of new general market housing. The downturn in volume house building</p>		

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 there will be opportunities to secure further affordable homes. A number of the housing associations have also increased their house building activities over the past few years and permissions continue to increase also.

Again, however, the Council recognises that the targets are not being met, and the issue will need to be addressed through the LDP revisions procedure.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 6 - Employment Requirements	3	AW 11, NSA 14 – 16 & SSA 14
TARGET:	MONITORING TARGET:	
Development of 51 hectares for 'strategic' employment and 47 hectares for 'local' employment opportunities.	ADOPTION: None	
	2015: 25ha 'strategic' employment / 23 ha for 'local' employment	
	2021: 51ha for 'strategic employment' / 47 ha for 'local' employment	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 3, CI 4, CI 6 and LI 5		
ANALYSIS OF RESULTS:		
<p>Policy CS 6 of the LDP allocates 51 hectares of land for strategic employment and 47 hectares for local employment purposes. One of the local employment allocations (NSA 14.2), in Hirwaun Industrial estate continued to implement its consent during 2018-2019 and another local site (NSA 14.1) received outline planning permission for a mixed-use scheme on the 16th May 2016 at the former Chubb Factory, Ferndale.</p> <p>The 4.17ha allocation at Hirwaun Industrial Estate (NSA 14.2) is for a sustainable waste resource recovery and energy production plant at Fifth and Ninth Avenues. This scheme includes a combined heat and power plant with a capacity of 20MW. Two buildings have been erected to date with significant ground works undertaken.</p> <p>The mixed-use application at allocation NSA 14.1 in Ferndale has received outline permission for a comprehensive mixed-use redevelopment of the former Chubb Factory</p>		

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

The employment allocation SSA 14.1 at Coed Ely, Tonyrefail has also recently had reserved matters applications approved to extend the existing road to the top of the allocation and service the individual plateaus, alongside the erection of a B1/B2/B8 unit.

Additionally, the Council announced in February 2018 that £2.58m of European funding had been secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. It is anticipated that the project will be part funded by the European Regional Development Fund (ERDF) through the Welsh Government.

The Council granted a number of permissions during 2018-2019 for industrial development. The 44,710.23m² of gross industrial space permitted comprises a number of changes of use, extensions and new developments. The most significant of these include: permission for B1 office space at Treforest Industrial Estate that will act as the headquarters of the Department of Work and Pensions; the 10,100m² new unit to be erected at the Bryn Pica waste facility; and an extension to Llantrisant Business Park, which secured permission in 2018-2019 for the first phase of this expansion. Permission was also granted on allocation SSA 14.1 at Coed Ely for the development of plot C3 for a B1/B2/B8 employment unit, totalling 3,065.78m². It is anticipated that this will act as a catalyst for the remainder of the site to come forward. It is however acknowledged that the majority of the site will not witness development within the existing plan period.

Following on from the outline permission granted at the Taff Vale Precinct Site, Pontypridd in 2016-2017; the Council submitted a full planning application in 2017-2018 due to an increase in floorspace from the original 12,675m². Consequently, the element of B1 office space approved by the full application now stands at 8,488m². The other elements of the scheme include 1,064m² of D1; 1,038m² of D2; 568m² of A3 and 3,525m² for basement/circulation/plant/servicing etc.; the proposal will be split across three buildings. Ground clearance commenced on the site in 2017, with building works underway in 2018-2019; all three buildings are nearing completion in terms of their construction.

Whilst the majority of these permissions have not been granted on allocations, they are testament to the continued investment within the local economy of Rhondda Cynon Taf, in addition to making further contributions towards the Council's employment land bank. Furthermore, such economic activity has contributed to the creation of 2,935 business births within RCT during 2017 (StatsWales). This is above the South East Wales average of 876.5 business births for the same year. It is also a positive increase on previous years: 1,240 new businesses within RCT during 2016, 925 (2015), 790 (2014), 785 (2013) and

505 (2012).

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

Altogether the Council has 730.99 hectares of employment land within its land bank with 145 hectares of land remaining available for development within the land bank. When the undeveloped allocations are removed from this total, the remaining developable area comes to 54.19ha. The existing 100 operational employment sites total 632.99ha and host 1,669 units, of these, 116 units were recorded as vacant during the 2019 employment survey.

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

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

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 7 - Retail Development	2 & 6	NSA 17 SSA 15
TARGET:	MONITORING TARGET:	

<p>Improve viability and vitality of 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf over the Plan period</p> <p>Development of between 34,400m²-36,400m² new retail floorspace throughout the County Borough over the Plan period</p>	<p>ADOPTION: None</p>
	<p>2015: 40% of allocations</p>
	<p>2021: 100% of allocations</p>
<p>PERFORMANCE:</p>	
<p>CORE AND LOCAL OUTPUT INDICATORS:</p>	
<p>CI 4, CI 6, CI 7, LI 6, LI 7 and LI 8</p>	
<p>ANALYSIS OF RESULTS:</p>	
<p>The LDP allocates land for the development of between 34,400sqm and 36,400sqm of new retail floorspace.</p> <p>No major retail development has been permitted in the County Borough during 2018-2019. All retail permissions for the monitoring year have been for changes of use or mixed-use development including an element of retail, with the exception of a mezzanine floor totalling 214.29m² at unit 2A Glamorgan Vale Retail Park. All of these permissions equate to a total of 0.847 hectares granted planning permission throughout the Borough in 2018-2019.</p> <p>Since the adoption of the LDP, planning permission has also been granted for 7,717m² of new retail floor space at Pontypridd Retail Park/Brown Lennox - SSA 15.1. This 2-hectare site is now fully developed and operational.</p> <p>Permission for a large retail unit (with residential above) at the former Boot Hotel granted in 2016-2017 commenced works in 2017-2018 and has continued throughout 2018-2019. The unit comprising 425m² of retail floor space is within the primary shopping frontage of Aberdare town centre and will bring a long-term vacant property back into beneficial use. Further, ground clearance commenced in 2017 on the site of the former Taff Vale Precinct Site, Pontypridd, where the development will encompass 568m² of Class A3 retail (food and drink). Building work on the site commenced during 2018 and continued throughout the 2018-2019 monitoring year.</p> <p>Construction has commenced on the wider infrastructure for the superstore on the Mwyndy-Talbot Green Strategic Site, which was permitted during the 2014-2015 monitoring period. The wider Town Centre was approved for approximately 34,000m² of retail and further significant leisure, office and hotel floorspace. The permission at the Llanilid Strategic Site will also see the creation of the local centre there, with some retail element. Additionally, during the 2015-2016 monitoring period a S106 agreement was signed granting planning permission for a supermarket including access improvements on the Strategic Site in Hirwaun.</p> <p>The Council acknowledge that the retail allocations within the plan have not progressed as</p>	

envisaged. Despite numerous permissions throughout the County Borough, economic circumstances have seen the desire for major retail floorspace wane in recent years. Accordingly, it is clear that the existing allocations and some of their associated permissions are no longer achievable within the current economic climate. Therefore, the broader retail need will require careful consideration during any LDP revisions procedure.

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

Principal Town / Key Settlement	Vacancy Rate 2018-2019	Vacancy Rate 2017-2018	Vacancy Rate 2016-2017	Vacancy Rate 2015-2016	Vacancy Rate 2014-2015	Vacancy Rate 2013-2014	Vacancy Rate 2012-2013	Vacancy Rate 2011-2012
Aberdare	13.51%	14.09%	10.4%	9%	9.0%	12.7%	8.18%	6.0%
Pontypridd	12.2%	7.31%	8.7%	8.7%	8.7%	9.2%	9.22%	7.28%
Llantrisant/ Talbot Green	3.41%	5.3%	4.3%	2.6%	1.7%	2.7%	2.68%	3.57%
Ferndale	6.52%	13.04%	17.4%	13%	10.9%	8.7%	6.52%	8.7%
Hirwaun	9.5%	21.73%	22.7%	22%	9.5%	0%	0%	4.76%
Llanharan	5.0%	0%	5.0%	0%	0%	10%	0%	0%
Mountain Ash	21.5%	11.7%	11.7%	12.7%	18.3%	20.4%	23.66%	18.28%
Porth	15.8%	11.57%	14.0%	10.8%	14.2%	15.8%	11.48%	10.92%
Tonypandy	18.0%	16.44%	16.4%	20.53%	19.7%	18.4%	23.33%	18.24%
Tonyrefail	24.07%	18.51%	20.4%	12.9%	13.5%	9.6%	11.53%	7.55%
Treorchy	6.6%	7.37%	5.8%	9%	6.8%	4.2%	6.83%	5.93%
Overall Vacancy Rates	12.37%	11.5%	12.4%	10.6%	10.8%	11.4%	10.8%	9.1%

The overall town centre vacancy rate for the Principal Towns and Key Settlements is 12.37%, as determined by the Council's annual retail survey conducted in October 2018. This is 2.27% higher than the UK average town centre vacancy rate of 10.1% (October 2018; Springboard). When compared with the Welsh (whole of Wales) average town centre vacancy rate, which stands at 13.6%; Rhondda Cynon Taf was 1.23% lower (October 2018; Springboard).

The individual Principal Town of Llantrisant/Talbot Green generally has a low vacancy rate,

this is currently 3.41%, which is the lowest vacancy rate since 2015-2016, when the vacancy rate stood at 2.6%. The 2018-19 vacancy rate is vastly below both the UK and Welsh average. Pontypridd is also just below the Welsh average with a vacancy rate of just 12.2%, up from 7.31 in 2017-2018. Aberdare has however witnessed a general rise in its vacancy rate over the past few years, with the current vacancy rate standing at 13.51%, which is ever so slightly lower than the 2017-2018 figure, which stood at 14.09%.

The Key Settlements vacancy rates are somewhat varied ranging from 5.0% in Llanharan to 24.07% in Tonyrefail. Of the eleven Principal Towns and Key Settlements, seven are below the Welsh average, with Aberdare having the highest vacancy rate of these at 13.51%. Mountain Ash (21.5%), Porth (15.8%), Tonypany (18.0%) and Tonyrefail (24.07%) are all above. The overall vacancy rate has risen 0.87% from 2017-2018, reflecting general UK and Welsh trends.

Whilst the vacancy rate has increased this year, it continues to reflect the general trends as witnessed throughout the UK as a whole. Rhondda Cynon Taf is 1.23% below the Welsh Average, which indicates that the town centres are still performing consistently. The overall picture of retail remains positive however, with a good number of smaller permissions approved in 2018-2019, this will ensure a continued contribution to the vitality and viability of our town centres. An element of this can certainly be attributed, in part, to the significant and continued investment in our centres' regeneration.

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	ADOPTION: None	
Reduce need to travel through the development of new services in accessible locations throughout the plan period	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 9 and LI 10		
ANALYSIS OF RESULTS:		
The LDP allocates land for a range of transportation schemes, including major highways, roads, public transport, walking and cycling.		

Listed below are the schemes completed to date:

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

In addition to the above, progress has been made with other allocated schemes. In the Northern Strategy Area, the Mountain Ash Southern Cross Valley Link received planning permission for an east-west highway link via an upgraded junction on the A4059. Construction commenced in the summer of 2017 with the main bridge commencing in the summer of 2018. The Mountain Ash Northern Cross Valley Link was reviewed and considered as part of the development of the southern link however the southern link has been prioritised.

The park and ride provision for Strategic Site 5 (Hirwaun) has been proposed as part of the wider Cynon Gateway scheme and the SE Wales Valleys LTP. A considerable new park and ride facility has been developed for 310 spaces on vacant land on the Navigation Park business park in Abercynon. Additional spaces have also been created at the existing park and ride there, following a re-assessment of the car park's layout.

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

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

Welsh Government in February 2018.

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

The South East Wales Valleys LTP contains proposed schemes to further increase capacity at Pontyclun and Treforest stations, which are likely to reach capacity within the next two years also. There is further pressure at Llanharan station; feasibility work is ongoing to identify any potential for the expansion of the park and ride facilities. The Pontypridd to Tonyrefail via Llantrisant Cycle route (SSA 21.6) has two sections complete, with the remaining section, near Cross Inn, currently under construction.

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

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

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

During 2018-2019, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode.

100% (11 of 11), of all new employment permitted is accessible and within 400 metres of one or more transport mode and all new retail permitted (20 of 20) is accessible and within 400 metres of one or more transport modes (LI 10).

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

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 9 - Waste Management	1, 2, 4, 5, 6 & 8	NSA 1 to NSA 27
TARGET:	MONITORING TARGET:	
The development of between 12.5 and 21.7 hectares to meet capacity requirements for waste management over the Plan period	ADOPTION: N/A	
	2015: N/A	
	2021: N/A	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 10		
ANALYSIS OF RESULTS:		
<p>During 2018-2019, no further waste management capacity was permitted meaning that the total permitted to date remains at 9.95 hectares of capacity, which equates to 79.6% and 45.9% of the lower and higher capacity requirements of the Regional Waste Plan respectively.</p> <p>Waste management in Rhondda Cynon Taf during 2018-2019 saw the following rates of disposal:</p> <ul style="list-style-type: none"> • 1.97% of waste was land-filled; • 0.98% of waste was reused; • 45.02% of waste was recycled; • 46.14% of waste was subject to energy recovery; • 15.01% of waste was composted. <p>It is considered that the monitoring target is being met with regards to waste management. Again, this area will be considered further as part of the review of the LDP, to take into account any necessary amendments as a result of national guidance on Waste.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 10 - Minerals	10	AW 14 & SSA 26
TARGET:	MONITORING TARGET:	
Maintain 10-year land bank of permitted aggregates reserves	ADOPTION: N/A	
	2015: N/A	
	2021: N/A	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 11		
ANALYSIS OF RESULTS:		
<p>No primary land-won aggregates were permitted for extraction in 2018-2019, with aggregate production in Rhondda Cynon Taf continuing at Craig yr Hesg quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun.</p> <p>A full application for a Western extension to the existing Craig yr Hesg Quarry, Pontypridd is currently being considered by the Council. This is for the phased extraction of an additional 10 million tonnes of pennant sandstone and an overall restoration scheme for the quarry.</p>		

5 SUSTAINABILITY APPRAISAL MONITORING

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

Results of the SA Monitoring

1. Housing	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Reduce discrepancies between requirement and availability of affordable and special needs housing stock. 	<ul style="list-style-type: none"> Number of new affordable housing units provided during the year as a percentage of all housing units provided during the year.
Monitoring Results	
<p>During 2018-2019, a total of 386 dwellings, including both market and affordable, were built. 79 of these were affordable, equating to 20.46% of all houses built during the year. A further 199 affordable units were approved during this period, of a total of 514 dwellings approved, equating to 38.72%.</p> <p>This number of affordable units provided during the year is 119 less than the 198 built in 2017-2018 and 169 less than the 248 built in 2016-2017. From an SA perspective, the overall figures for affordable housing in recent years are positive and the prediction made in the SA of an overall increase in provision of affordable housing is indeed correct. The SA also predicted that this would have positive long-term effects for health and the economy through the retention of young people and families, especially in the northern areas, where depopulation is an issue.</p> <p>As noted in the analysis of results for CS 5 (Affordable Housing), the delivery of affordable housing is closely tied to the overall house building figures. In order to have a sustained long-term and positive effect on housing, employment and health; the number of affordable homes delivered will need to increase during the plan period. This will be dependent on further economic recovery and increased build rates of market housing on a national and local scale. With house builders warning that they are wary due the 'Brexit', coupled with the continuing uncertainty, this could indeed prove difficult going forward. Development of greater numbers of affordable</p>	

units will also be dependent on working closely with Registered Social Landlords and seeking alternative methods of delivery. Greater WG funding of social housing may also be required.

2. Culture and Heritage		
SA Target	SA Indicator	
<ul style="list-style-type: none"> Reduce number of buildings on at risk register (year on year). Maintain/ protect locally designated sites of cultural value and areas of high archaeological value. 	<ul style="list-style-type: none"> Buildings at Risk (absolute number). Number of Designated Sites with Management Plans. 	
Monitoring Results	(Buildings at risk)	(Mgt plans)
<p>April 2018-March 2019:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2017-March 2018:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2016-March 2017:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2015-March 2016:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2014-March 2015:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2013-March 2014:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 		

- 7 Designated Sites with Management Plans.

April 2012-March 2013:

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

April 2011-March 2012:

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

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

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

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

3. Communities	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Improve access to public transport and community facilities for all. • Increase % of people with qualifications and improve skills. 	<ul style="list-style-type: none"> • Proportion of new housing, employment and retail development accessible by a range of transport modes per annum. • Number of enrolments on adult education courses per 1000 population. • % of 15/16 year olds achieving the 'core subject indicator' (grade C in GCSE

	English or welsh and Science in combination).	
Monitoring Results	(access to transport modes)	(education)
<p>Improve access to public transport and community facilities for all.</p> <p>April 2018 – March 2019</p> <ul style="list-style-type: none"> • 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode. • 100% (11 of 11) of all new employment permitted is accessible and within 400 metres of one or more transport mode. • All new retail permitted (20 of 20) are accessible and within 400 metres of one or more transport mode. <p>April 2017 – March 2018</p> <ul style="list-style-type: none"> • 99.82% of all new houses permitted during 2017-2018 are accessible and within 400 metres of at least one or more transport mode. • 100% (12 of 12) of all new employment permitted is accessible and within 400 metres of one or more transport mode. • All new retail permitted (23 of 23) are accessible and within 400 metres of one or more transport mode. <p>April 2016 – March 2017</p> <ul style="list-style-type: none"> • 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. <p>April 2015 - March 2016</p> <ul style="list-style-type: none"> • 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. <p>April 2014 - March 2015</p>		

- 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 ever so slight decrease in the percentage of housing permitted within 400m of one or more transport mode to from 99.82% in 2017-2018, to 99.61% in 2018-2019. Both employment and retail retain their score of 100% in 2018-2019. It is clear that the LDPs strong policies on public transport are having the predicted positive effect with regard to new development. This will also have positive effects for existing communities in the long term.

The indicator below regarding the percentage of pupils achieving the level 2 threshold in the core subject indicators was unavailable for 2018-2019. Consequently, the figure for pupils achieving the level 2 threshold – a volume of

qualifications equivalent to 5 GCSEs at grade A* to C has been used instead for 2018-2019 (and 2017-2018). The 2018-2019 also includes the average 'capped 9 score', which is explained in further detail below.

Increase % of people with qualifications and improve skills.

April 2018 – March 2019:

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

April 2017 – March 2018:

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

April 2016 – March 2017:

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

April 2015 - March 2016:

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

April 2014 - March 2015:

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

April 2013 - March 2014:

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

April 2012 - March 2013:

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

April 2011 - March 2012:

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

April 2010 - March 2011:

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

With regard to GCSE performance, the indicator has been adapted as the percentage of pupils achieving the Level 2 threshold in the core subject indicators is no longer available. Therefore 2017-2018 is the baseline for monitoring the percentage of pupils achieving the level 2 threshold – a volume of qualifications equivalent to 5 GCSEs at grade A* to C (StatsWales).

4. Health	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Increase access to recreation and sports facilities & the countryside. 	<ul style="list-style-type: none"> • Number of visits to indoor and outdoor sports and recreational facilities per 1000 population.
Monitoring Results	
<p>April 2018 - March 2019:</p> <ul style="list-style-type: none"> • There were 8,302 visits to leisure centres per 1,000 of the population where visitors were participating in physical activity, excluding school usage, and 9,438 visits where the visitors were participating in physical activity including 	

school usage.

April 2017 - March 2018:

- 12,217.6 visits to leisure centres per 1,000 of the population.

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.

The data for this indicator has changed from previous years and therefore will now stipulate the number of visits to leisure centres both including and excluding school usage. As such, the 2018-2019 data will now act as a baseline. Irrespective of this however, the numbers are still encouraging and are comparable with what has been witnessed historically, since the adoption of the LDP. The figure indicates a high level of participation in exercise and the use of the leisure facilities, which is positive in terms of health. It should be noted that the AMR does not record access to private sports facilities and participation in sports teams, therefore it is unclear whether there is an overall upward or downward trend in the participation of leisure activities.

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

Pontypridd and has done so since it opened 2015.

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

Employment by Occupation

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

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

Occupation of all persons in employment age 16 - 74	RCT 2018 -19 (%)	RCT 2017 -18 (%)	RCT 2016 -17 (%)	RCT 2013 -14 (%)	RCT 2010 - 11 (%)	Wales 2018-2019 (%)	Wales 2017-2018 (%)	Wales 2016-2017 (%)	Wales 2013-2014 (%)	Wales 2010-2011 (%)
1. Managers, Directors and Senior Officials	10.4	8.1	8.5	8.9	7.8	9.7	9.2	9.6	9.4	9.2
2. Professional Occupations	16.2	16.9	17.8	14.4	13.9	18.7	18.1	18.2	18.2	15.8
3. Associate Professional and Technical Occupations	11.3	15.2	14.0	12.9	10.3	13.8	12.8	12.1	12.4	10.8
4. Administrative and Secretarial Occupations	9.0	9.2	9.4	9.8	11.4	9.8	10.7	10.2	11.1	11.1
5. Skilled Trades Occupations	13.1	10.2	12.3	13.0	13.0	11.6	11.8	12.5	12.5	13.4
6. Personal Service Occupations	10.7	8.6	10.6	10.7	11.8	9.6	10.0	10.4	10.2	10.5
7. Sales and Customer Service Occupations	8.0	11.2	7.8	9.0	9.0	8.0	8.0	8.1	8.2	9.0
8. Process, Plant and Machine Operatives	9.2	9.7	7.4	10.7	9.8	7.3	7.4	7.2	7.1	8.1
9. Elementary Occupations	11.4	10.6	11.1	10.4	12.9	10.9	11.5	11.0	11.1	11.9

(Nomis)

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 associate, professional and technical occupations has decreased quite significantly within the Borough during the current monitoring year from 15.2% in 2017-2018 to 11.3% in 2018-2019 and is also lower than the 2013-2014 data. The number within Managers, Directors and Senior Officials has increased significantly from 8.1% in 2017-2018 to 10.4% in 2018-2019, overtaking the percentage figure for Wales for the first time since 2010-2011. The number of professionals has remained broadly consistent.

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

The Council granted a number of permissions during 2018-2019 for industrial development. The 44,710.23m² of gross industrial space permitted comprises a number of changes of use, extensions and new developments. The most significant of these include: the permission for B1 office space at Treforest Industrial Estate that will act as the headquarters of the Department of Work and Pensions; the 10,100m² new unit to be erected at the Bryn Pica waste facility; and an extension to Llantrisant Business Park, which secured permission in 2018-2019 for the first phase of this expansion. Permission was also granted on allocation SSA 14.1 at Coed Ely for the development of plot C3 for a B1/B2/B8 employment unit, totalling 3,065.78m², it is anticipated that this will act as a catalyst for the remainder of the site to come forward. It is however acknowledged that the majority of the site will not witness development within the existing plan period.

In terms of employment, it is worthy of note that the Council annually monitors 100 operational employment sites across the County Borough, which contain approximately 1,669 units. The vast majority of these units are traditional B1, B2 and B8 employment uses although the units also consist of other uses suited to industrial estates such as sui generis and certain D Class uses. As well as ensuring the ability of new sites to come forward, the LDP plays a key role in protecting and managing these existing, operational sites. The monitoring process indicates that there is an average vacancy rate of 6.95% across all of the operational employment sites, down from 7.95% in 2017-2018, 9.0% in 2016-2017 and 13.8% in 2015-2016. Some of these sites also have considerable areas of cleared or undeveloped land within them for future development and inward investment opportunities (54.19ha, not including allocations). 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 2018-2019:

Principal Town / Key Settlement	Vacancy Rate 2018-2019	Vacancy Rate 2017-2018	Vacancy Rate 2016-2017	Vacancy Rate 2015-2016	Vacancy Rate 2014-2015	Vacancy Rate 2013-2014	Vacancy Rate 2012-2013	Vacancy Rate 2011-2012	Vacancy Rate 2010-2011
Aberdare	13.51%	14.09%	10.4%	9%	9.0%	12.7%	8.18%	6.0%	12.9%
Pontypridd	12.2%	7.31%	8.7%	8.7%	8.7%	9.2%	9.22%	7.28%	6.63%
Llantrisant/ Talbot Green	3.41%	5.3%	4.3%	2.6%	1.7%	2.7%	2.68%	3.57%	0.9%
Ferndale	6.52%	13.04%	17.4%	13%	10.9%	8.7%	6.52%	8.7%	13.0%
Hirwaun	9.5%	21.73%	22.7%	22%	9.5%	0%	0%	4.76%	4.76%
Llanharan	5.0%	0%	5.0%	0%	0%	10%	0%	0%	5.0%
Mountain Ash	21.5%	11.7%	11.7%	12.7%	18.3%	20.4%	23.66%	18.28%	19.35%
Porth	15.8%	11.57%	14.0%	10.8%	14.2%	15.8%	11.48%	10.92%	15.13%
Tonypanydy	18.0%	16.44%	16.4%	20.53%	19.7%	18.4%	23.33%	18.24%	18.24%
Tonyrefail	24.07%	18.51%	20.4%	12.9%	13.5%	9.6%	11.53%	7.55%	9.26%
Treorchy	6.6%	7.37%	5.8%	9%	6.8%	4.2%	6.83%	5.93%	4.2%
Overall Vacancy Rates	12.37%	11.5%	12.4%	10.6%	10.8%	11.4%	10.8%	9.1%	10.7%

The overall town centre vacancy rate for the Principal Towns and Key Settlements is 12.37%, as determined by the Council's annual retail survey conducted in October 2018. This is 2.27% higher than the UK average town centre vacancy rate of 10.1% (October 2018; Springboard). When compared with the Welsh (whole of Wales) average town centre vacancy rate, which stands at 13.6%; Rhondda Cynon Taf was 1.23% lower (October 2018; Springboard).

The Principal Town Llantrisant/Talbot Green generally has a low vacancy rate in 2018-2019 this stands at 3.41%, which is vastly below both the UK and Welsh average. Pontypridd is also below the Welsh average with a vacancy rate of 12.2%. Aberdare has the highest vacancy rate of the Principal Towns at 13.51% however this too is below the Welsh average of 13.6%. All of these Principal Towns continue to receive investment, via inward investment and ongoing grant funding. All of the Principal Towns are doing well within both a regional and national context. Pontypridd particularly is seeing significant investment with the redevelopment of the former Taff Vale Precinct site, which is likely to have a positive effect on the local economy.

The Key Settlements vacancy rates are somewhat varied ranging from 5.0% in Llanharan to 24.07% in Tonyrefail. Of the eleven Principal Towns and Key Settlements, seven are below the

Welsh average, with Aberdare having the highest vacancy rate of these at 13.51%. Mountain Ash (21.5%), Porth (15.8%), Tonypany (18.0%) and Tonyrefail (24.07%) are all above. The overall vacancy rate has risen 0.87% from 2017-2018, reflecting general UK and Welsh trends.

Whilst the vacancy rate has increased this year, it continues to reflect the general trends as witnessed throughout the UK as a whole. Rhondda Cynon Taf is 1.23% below the Welsh Average, which indicates that the town centres are still performing consistently. The overall picture of retail remains positive however, with a good number of smaller permissions approved in 2018-2019, this will ensure a continued contribution to the vitality and viability of our town centres. An element of this can certainly be attributed, in part, to the significant and continued investment in our centres' regeneration.

Business Birth Rates in Rhondda Cynon Taf.

The timing of the release of business birth rates does not correspond with the financial year/AMR monitoring period. Data is released approximately 11 months after the reference period, as such, the latest available data relates to the 2017 calendar year where the business birth rate in Rhondda Cynon Taf was 2,935 businesses. This is above the South East Wales average of 876.5 business births for the same period. It is also a positive increase on previous years with 1,240 business births in 2016, 925 in 2015, 790 in 2014, 785 in 2013 and 505 in 2012.

6. Employment	
SA Target	SA Indicator
<ul style="list-style-type: none"> Increase opportunities to work within the district. 	<ul style="list-style-type: none"> [%] increase in local job growth by sector/ reduction in numbers of economically inactive. [%] of resident working age population employed.
Monitoring Results	
<p>2018-2019</p> <ul style="list-style-type: none"> 20.6% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); 70.8% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). <p>2017-2018</p> <ul style="list-style-type: none"> 22.1% of all working age people in Rhondda Cynon Taf are economically inactive (excluding students); 70.5% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). 	

2016-2017

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

2015-2016

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

2014-2015:

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

2013-2014:

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

2012-2013:

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

2011-2012:

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

2010-2011:

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

StatsWales shows a 1.5% decrease in the number of economically inactive working age people (16-64) in Rhondda Cynon Taf from last year (excluding students). The employment rate has increased by 0.3% from the same period last year and is the highest figure witnessed during the plan period. On the whole, from the commencement of the plan period, both sets of figures have improved considerably, particularly the employment rate which since 2010-2011 has seen a 7.3% increase.

7. Transport	
SA Target	SA Indicator
<ul style="list-style-type: none"> • All new developments located to support and encourage sustainable travel choices. 	<ul style="list-style-type: none"> • % [or absolute number of] developments that deliver sustainable transport solutions. • The 2011 Census Travel to work data. A measure of the increase in services and patronage of local bus services.
Monitoring Results	
<p>Sustainable Transport Solutions</p> <p>During the 2018-2019 monitoring period, there were a further 3 developments that delivered specific sustainable transport solutions. All three of these took the form of Travel Plans.</p> <p>The following results are from Local Indicator 10 (also shown above) which considers the proximity of new developments to existing transport and public transport services;</p> <p>April 2018 – March 2019</p> <ul style="list-style-type: none"> • 99.61% of all new houses permitted during 2018-2019 are accessible and within 400 metres of at least one or more transport mode. • 100% (11 of 11) of all new employment permitted is accessible and within 400 metres of one or more transport mode. • All new retail permitted (20 of 20) are accessible and within 400 metres of 	

one or more transport mode.

April 2017 – March 2018

- 99.82% of all new houses permitted during 2016-2017 are accessible and within 400 metres of at least one or more transport mode.
- 100% (12 of 12) of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted (23 of 23) are accessible and within 400 metres of one or more transport mode.

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 2018-2019. For information, the data was as follows and sourced from a total of 172,047 residents between the ages of 16 and 74;

Private Car, Motorcycle/Taxi/Van - 46.0%

Public Transport - 4.8%

On Foot - 5.0%

Cycle/Other - 0.5%

Works at Home - 1.6%

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

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

Local Bus Services and their patronage.

The number of local bus services has increased from 66 to 69. The three additional services included Pentre to Treorchy (two journeys per day on Tuesdays and Thursdays), Carnetown to Aberdare (two journeys per day on Fridays) and Bryntirion to Pontypridd (two journeys per day on Saturdays). There have also been amendments to thirteen existing services including extensions to routes, the inclusion of additional stops and longer/shorter service hours.

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

timetables.

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

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

9. Landscape	
<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> Protect the landscape value of Rhondda Cynon Taf. 	<ul style="list-style-type: none"> Number of Special Landscape Areas affected by development.
Monitoring Results	
There were four new-build developments permitted within the designated Special Landscape Areas (SLAs) during 2018-2019. One was for a temporary agricultural worker's dwelling in Mountain Ash; two were for replacement dwellings in Mountain Ash and Miskin, Pontyclun and the last was for an agricultural building at a Farm in Talbot Green. All of these applications were assessed in terms of design and visual impact and were considered acceptable within the context of the SLA.	

10. Biodiversity	
SA Target	SA Indicator
<ul style="list-style-type: none"> Protect and enhance biodiversity and geo-diversity of the area. 	<ul style="list-style-type: none"> The number of biological SSSI and SACs in County Borough with 1 or more qualifying features in an unfavourable condition status and the amount of Sites of Interest for Nature Conservation (SINCs) lost to development and the number of mitigation schemes secured annually.
Monitoring Results	
<p>During 2018-2019, there were no schemes that affected a designated SINC.</p> <p>NRW advised in the most recent monitoring results that there are 15 biological (or mixed biological and geological) SSSIs and 3 SACs in Rhondda Cynon Taf (wholly or partially). The results for the 2018-2019 monitoring year indicate that 7 of the SSSI and 2 SAC have one or more of their qualifying features in an unfavourable condition. Conversely, 7 of the SSSI and 1 SAC have one or more of their qualifying features in a favourable or neutral condition, 1 remains as 'unspecified'. NRW, who undertake the assessments, state that the monitoring cycles are between 3 and 6 years depending on the habitat, so the status of some SSSI may have changed but are yet to be updated. It should be noted that the Bryn Carnau SSSI has had the neutral grassland feature monitored however the results are not yet available, so will be reported on in 2019-2020.</p> <p>The Council will continue to monitor the target on the basis of the information available in relation to SINC and will take the opportunity to discuss with NRW how improved data can be obtained in relation to SSSI and SAC designations.</p>	

11. Water	
SA Target	SA Indicator
<ul style="list-style-type: none"> Promote sustainable water resource management. Reduce Flood risk to people, property and maintain integrity of the floodplain and avoid 	<ul style="list-style-type: none"> % [or number of as proportion of total] of new development of 5 dwellings or more with integrated sustainable drainage systems. Amount of new development in C1 and C2 as a proportion of the total

development in flood risk areas.	development allowed contrary to TAN 15.
Monitoring Results	
<p>During 2018-2019, 90 dwellings were approved with sustainable drainage systems (SuDS) proposed as part of the development. This was from a total of 272 dwellings that were approved from applications for five or more dwellings during 2018-2019. It should however be noted that as of the 07th January 2019, all new developments of more than one dwelling house or where the construction area is 100 square metres or more, require sustainable drainage systems for surface water. The legislation necessitating this is Schedule 3 to the Flood and Water Management Act (2010).</p> <p>During 2018-2019, 36 dwellings were permitted within a C1 or C2 flood risk zone however in all cases the flood consequences assessments were agreed by Natural Resources Wales.</p>	

12. Climate Change																																																			
<i>SA Target</i>	<i>SA Indicator</i>																																																		
<ul style="list-style-type: none"> Reduce greenhouse gas emissions. 	<ul style="list-style-type: none"> % change in per capita carbon dioxide emissions across industry/commercial, domestic, road transport and total CO₂. 																																																		
Monitoring Results																																																			
<p>The Table below shows the Local Authority Carbon Dioxide Figures (September 2016) in kilo tonnes (kt) CO₂ per capita, this is the most up to date data, being the most recent, published in June 2019.</p> <table border="1"> <thead> <tr> <th><i>Rhondda Cynon Taf</i></th> <th><i>Industry & commercial</i></th> <th><i>Domestic</i></th> <th><i>Transport</i></th> <th><i>Total</i></th> </tr> </thead> <tbody> <tr><td>2005</td><td>2.3</td><td>2.5</td><td>2.1</td><td>6.8</td></tr> <tr><td>2006</td><td>2.3</td><td>2.5</td><td>2.1</td><td>6.8</td></tr> <tr><td>2007</td><td>2.2</td><td>2.4</td><td>2.1</td><td>6.6</td></tr> <tr><td>2008</td><td>2.0</td><td>2.4</td><td>2.0</td><td>6.4</td></tr> <tr><td>2009</td><td>1.8</td><td>2.2</td><td>1.9</td><td>5.8</td></tr> <tr><td>2010</td><td>1.9</td><td>2.3</td><td>1.9</td><td>6.1</td></tr> <tr><td>2011</td><td>1.7</td><td>2.2</td><td>1.9</td><td>5.6</td></tr> <tr><td>2012</td><td>1.7</td><td>2.1</td><td>1.9</td><td>5.7</td></tr> <tr><td>2013</td><td>1.7</td><td>2.1</td><td>1.8</td><td>5.5</td></tr> </tbody> </table>		<i>Rhondda Cynon Taf</i>	<i>Industry & commercial</i>	<i>Domestic</i>	<i>Transport</i>	<i>Total</i>	2005	2.3	2.5	2.1	6.8	2006	2.3	2.5	2.1	6.8	2007	2.2	2.4	2.1	6.6	2008	2.0	2.4	2.0	6.4	2009	1.8	2.2	1.9	5.8	2010	1.9	2.3	1.9	6.1	2011	1.7	2.2	1.9	5.6	2012	1.7	2.1	1.9	5.7	2013	1.7	2.1	1.8	5.5
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2014	1.6	1.7	1.9	5.3
2015	1.4	1.6	1.8	4.9
2016	1.3	1.4	1.9	4.6

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

13. Energy		
<i>SA Target</i>	<i>SA Indicator</i>	
<ul style="list-style-type: none"> Improve energy efficiency and maximise the use of renewable energy. Encourage energy efficient design in development. 	<ul style="list-style-type: none"> The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum. % [or number of as proportion of total] new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards. 	
Monitoring Results	MW installed	BREEAM/CfSH
<p>Energy Efficient Design</p> <p>The analysis of the results of new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards are discussed above in SA Indicator 8.</p> <p>April 2018 – March 2019</p> <p>The specific statutory process of Codes for Sustainable Homes was removed during the 2015-2016 monitoring year, and therefore it is no longer monitored.</p> <p>Renewable Energy</p> <p>Nothing was installed within the Strategic Search Area F boundary during 2018-2019.</p>		

14. Land and Soils	
SA Target	SA Indicator
<ul style="list-style-type: none"> Increase proportion of development on previously developed land. 	<ul style="list-style-type: none"> The number of new housing units provided during the year on previously developed land as a percentage of all new housing units provided during the year.
Monitoring Results	
<p>2018-2019</p> <ul style="list-style-type: none"> 386 dwellings were completed during 2018-2019 in Rhondda Cynon Taf, of which 289 were on previously developed land, which is a percentage of 74.87% <p>2017-2018</p> <ul style="list-style-type: none"> 552 dwellings were completed of which 400 were on previously developed land, which is a percentage of 72.46% <p>2016-2017</p> <ul style="list-style-type: none"> 716 dwellings were completed of which 429 were on previously developed land, which is a percentage of 59.9% <p>2015-2016</p> <ul style="list-style-type: none"> 569 dwellings were completed of which 213 were on previously developed land, which is a percentage of 37%. <p>2014-2015</p> <ul style="list-style-type: none"> 553 dwellings were completed of which 350 were on previously developed land, which is a percentage of 63.3%. <p>2013-2014</p> <ul style="list-style-type: none"> 534 dwellings were completed of which 287 were on previously developed land, which is a percentage of 53.7%. <p>2012-2013</p> <ul style="list-style-type: none"> 414 dwellings were completed of which 195 were on previously developed land, which is a percentage of 47.1%. 	

2011-2012

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

2010-2011

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

The indicator suggests that there has been an increase in residential development completions on brownfield or previously developed land over the past years from 37% in 2015-2016, to 59.9% in 2016-2017 to 74.87% in this monitoring period. This is a marked improvement on previous years' performances. The LDP will continue to support the reuse of land for development in line with the vision of the Welsh Government.

15. Waste	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Reduce tonnage of waste to landfill. • Move Waste up the Waste Hierarchy. 	<ul style="list-style-type: none"> • % of municipal wastes sent to landfill. • % of municipal waste reused and/or recycled.
Monitoring Results	
<p>April 2018 – March 2019</p> <ul style="list-style-type: none"> • 1.97% of waste was land-filled; • 0.98% of waste was reused; • 45.02% of waste was recycled; • 46.14% of waste was subject to energy recovery; • 15.01% of waste was composted. <p>The percentage of municipal waste collected by local authorities and prepared for reuse and/or recycled, including source segregated bio-wastes that are composted or treated biologically in another way in 2018-2019 was 61.01%. This is virtually comparable to the figure for 2017-2018, which stood at 61.31% for the monitoring year.</p>	

April 2017 – March 2018

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

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

April 2016 – March 2017

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

April 2015 – March 2016

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

April 2014 – March 2015

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

April 2013 – March 2014

- 41.56% of waste was land-filled;

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

April 2012 – March 2013:

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

The results of this indicator show a clear, positive reduction in the percentage of waste that went to landfill between 2015-2016 and 2017-2018, with a 20.83% percentage points reduction. It is noted that in 2018-2019 the amount of waste going to landfill increased slightly from 1.76% in 2017-2018 to 1.97%. Recycling has remained largely the same as last year, as has the amount of waste that has been subject to energy recovery and composted. Overall, RCT are performing very well in terms of waste management with only 1.97% of RCT's total waste going to landfill within the monitoring year. It is therefore considered that the Council is continuing to meet this indicator

16. Minerals	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Increase % of secondary and recycled aggregate sources in all developments. 	<ul style="list-style-type: none"> • Extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates.
Monitoring Results	
<p>No primary land-won aggregates were permitted for extraction in 2018-2019, with aggregate production in Rhondda Cynon Taf continuing at Craig yr Hseg quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun.</p> <p>A full application is currently being considered by the Council for a western extension to the existing Craig yr Hseg Quarry, Pontypridd. This is for the phased extraction of an additional 10 million tonnes of pennant sandstone and an overall restoration scheme for the quarry.</p>	

17. Air Quality						
SA Target			SA Indicator			
<ul style="list-style-type: none"> Maintain and improve air quality. 			<ul style="list-style-type: none"> % decrease in pollutants monitored through Air Quality Management Area (AQMA) (NOx, NO2, PM10). 			
Monitoring Result						
2018 – 2019	<i>No. AQMAs</i>	<i>No. properties in AQMAs</i>	<i>Average NO2 in AQMAs</i>	<i>% change</i>	<i>Ave. Worst NO2 in AQMAs</i>	<i>% change</i>
Rhondda	5	361	43.14	-12.8%	44.75	-14.6%
Cynon	3	500	37.20	-14.4%	39.97	-24.2%
Taf	8	399	34.41	-8.3%	38.31	-6.2%
Total	16	1260	43.47	0.0%	48.66	0.0%
2017 – 2018	<i>No. AQMAs</i>	<i>No. properties in AQMAs</i>	<i>Average NO2 in AQMAs</i>	<i>% change</i>	<i>Ave. Worst NO2 in AQMAs</i>	<i>% change</i>
Rhondda	5	361	54.27	8.9%	52.41	7.1%
Cynon	3	500	48.41	10.3%	52.74	10.7%
Taf	8	399	41.76	10.1%	40.84	10.2%
Total	16	1260	48.15	9.7%	48.66	9.3%
2016 – 2017	<i>No. AQMAs</i>	<i>No. properties in AQMAs</i>	<i>Average NO2 in AQMAs</i>	<i>% change</i>	<i>Ave. Worst NO2 in AQMAs</i>	<i>% change</i>
Rhondda	4	341	54.27	5.9%	56.40	7.9%
Cynon	3	500	48.41	11.6%	59.07	12.1%
Taf	8	403	41.76	5.2%	45.46	1.2%
Total	15	1244	48.15	7.5%	53.64	7.4%

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

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

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

2012 – 2013	No. AQMAs	No. properties in AQMAs	Average NO2 in AQMAs	% change	Ave. NO2 in AQMAs	Worst in	% change
Rhondda	4	453	46.98	3.8%	49.00		-3.4%
Cynon	3	381	37.36	-9.0%	45.27		-5.0%
Taf	6	825	36.34	-10.0%	46.08		-17.6%
Total	13	1659	40.23	-3.8%	46.78		-9.0%

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

During 2018-2019, the amount of NO₂ within the Borough has remained the same as 2017-2018, which was 9.3% up from 7.4% in 2016-2017. The tables above indicate the advantages of designated AQMAs and the benefits of continuously monitoring their effectiveness.

Detailed Compliance Review of Monitoring Proposals with SEA Directive

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

6 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The 2019 AMR is the eighth monitoring report to be prepared since the adoption of the LDP in March 2011. The findings of the AMR provide an important opportunity for the Council to assess the effectiveness of the Plan.
- 6.2 The monitoring framework for the Rhondda Cynon Taf LDP requires detailed consideration of 5 key factors. In addition to this, LDP Wales (2005) asks for 7 further factors to be considered when monitoring LDPs. Although broadly discussed above, the following section provides a conclusion of findings of the monitoring process, specifically addressing the requirements of these monitoring frameworks.

Rhondda Cynon Taf LDP Monitoring Framework

- 6.3 Responses to each of the assessment factors identified in the LDP are outlined below:
- 1) *Has there been a significant change in national policy or legislation?***
- 6.4 There have been a number of changes to national policy, guidance and legislation, which have been discussed in Section 3 of this report. Principally this includes the new Planning Policy Wales (Edition 10), with its focus on translating the Well-being of Future Generations (Wales) Act into planning policy, with a specific focus on place-making. The changes to the policy and legislative framework since 2015 are now considered significant enough to warrant a review of the/replacement LDP.
- 2) *Has there been a significant change in external conditions?***
- 6.5 It is not considered that there have been any significant external socio-economic contextual changes that have impacted on the implementation of the LDP since its adoption to trigger a review of the LDP. It is recognised however that there continues to be small but encouraging improvements in the economy and the house building industry, although this could potentially change when the UK exits the European Union.
- 6.6 The Welsh Index of Multiple Deprivation, which was published at the end of 2014, shows that there has been little change in the South East Wales region and it remains the most deprived region in Wales. This is clearly a legacy that the LDP needs to continue to respond to through its proposals and policies. The next index will be published in the autumn of 2019 and will need to be taken into account as part of any review/replacement Plan.
- 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 average number of business births and the number of people in employment. That being said GDP, whilst still increasing, is still highlighting a slow rate of growth. The employment rate has also increased again this year; following the trend of 2016-2017/2017-2018 and up significantly on the 2015-2016 monitoring year. The last two years have witnessed the employment rate at its highest point throughout the plan period to date. The Council believes that if the economy continues to improve the LDP will continue to provide a short-term platform for the delivery of new housing and commercial opportunities. To increase opportunities for further investment and housing delivery however, it is recognised that a review of the current LDP and its allocations is necessary.

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 Council has continued to encourage inward investment with a number of employment permissions granted during 2018-2019 including 44,710.23m² of gross industrial space, comprising a number of changes of use, extensions and new developments. The most significant of these include: the permission for B1 office space at Treforest Industrial Estate that will act as the headquarters of the Department of Work and Pensions; the 10,100m² new unit to be erected at the Bryn Pica waste facility; and an extension to Llantrisant Business Park, which secured permission in 2018-2019 for the first phase of this expansion. Permission was also granted on allocation SSA 14.1 at Coed Ely for the development of plot C3 for a B1/B2/B8 employment unit, totalling 3,065.78m².

6.9 Additionally, following on from the outline permission granted at the former Taff Vale Precinct Site, Pontypridd in 2016-2017; the Council submitted a full planning application (not reserved matters) in 2017-2018 due to an increase in floorspace from the original 12,678m². Consequently, the element of B1 office space approved by the full application now stands at 8,488m². The other elements of the scheme include 1,064m² of D1; 1,038m² of D2 568m² of A3; and 3,525m² for basement/circulation/plan/servicing etc; the proposal will be split across three buildings. Work on the site commenced with ground clearance in 2017-2018 and the erection of the three buildings in 2018-2019, which are nearing completion. Whilst not all granted on allocations, the permissions are testament to the willingness of companies to invest in Rhondda Cynon Taf.

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

6.10 The monitoring year has seen the construction continuing of major office developments in RCT, as set out in response to question 3 above. Furthermore, research contained in Section 3 suggests that the investment strategies for both the public and private sector continue to include funding development activities in Rhondda Cynon Taf. Investment from the public sector in 2018-2019 included continued support for a range of grant programmes and funding for town centre

regeneration schemes in Pontypridd and Aberdare. VVP funding however ceased in March 2017 although project implementation continued throughout 2018-2019. Private sector investment in 2018-2019 has resulted in the development of 386 dwellings and further proposals have been approved for the development of 514 new dwellings.

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

- 6.11 The results of the monitoring process for 2018-2019 indicate that the targets in respect of two of the ten core policies are ongoing, being met or exceeded (annotated in green). Three targets are not currently being achieved, but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention (annotated in amber). Five of the policy targets are not specifically being achieved and it is unlikely that this will be addressed without specific intervention.
- 6.12 Analysis of Core Policies 1 through to 5 in Section 4 of the report provides some analysis of the state of the housing sector in the County Borough. This year's results show a further decline in the level of house-building, down from the high of 716 completions in 2016-2017. Whilst the housing market nationally is witnessing growth overall, locally the Council is witnessing a lack of available, desirable and seemingly deliverable sites, which has been borne out by the declining number of completions. Since the high of 2016-2017 (716 dwelling completions), there has been a percentage decrease of 46.09% to date (2018-2019, 386 dwellings).
- 6.13 On one hand there are numerous undeveloped allocations that in our opinion remain suitable for development, and we will continue to promote their development. On the other, the Council considers that the LDP may no longer provide a sufficiently effective land use framework with respect to allowing the delivery of necessary housing numbers in particular. Consequently, we will need to undertake a review of the LDP.
- 6.14 The findings of the SA monitoring exercise are outlined in Section 5 of the AMR. The results indicate that overall, the plan is travelling in a reasonably positive direction for the majority of aspects of sustainability; these being the indicators for the Economy, Employment, Transport, Landscape, Water, Climate Change, Land/Soils, Air Quality and Waste. Indicators for Housing, Health, Energy and Biodiversity are seeing some elements being met, whilst others are not currently being achieved. Culture & Heritage and Communities are also achieving mixed success through the various indicators. The SA indicator for housing is solely concerned with the delivery of affordable housing. In 2018-2019, 79 of 386 homes delivered were affordable, equating to 20.46%. A further 199 affordable units were approved during this period, of a total of 514 dwellings approved, equating to 38.72%.

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

6.15 The evidence collected as part of the annual monitoring process for 2018-2019, indicates that the LDP has delivered in certain respects. The hybrid strategy that splits the County Borough into the Northern and Southern Strategy Areas has sought to reduce the process of depopulation and decline in the north, whilst allowing the south to grow within its limits. Additionally, the LDP has been successful in delivering development in and around the Principal Towns and Key Settlements. There was heavy reliance on the Strategic Sites to deliver significant numbers of housing, which ultimately have not come forward. This element of the Strategy in particular would require serious consideration, as part of the LDP review process. The Strategy has been successful in delivering housing and commercial opportunities throughout the County Borough to date however not necessarily all on the existing allocations. It is testament to the LDP strategy that 6,299 dwellings (2,326 NSA and 3,973 SSA) have been built since the start of the plan period and that 9,192 dwellings (2,854 NSA and 6,338 SSA) have been permitted since the LDP's adoption. On one hand this is nowhere near the identified housing need identified in the LDP, whilst on the other, more recent population projections would indicate far lower housing needs, more in line with these completions.

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, 2015-2016 and 2016-2017 witnessed a raft of legislative changes likely to alter the way in which we work and collaborate on a regional basis. As discussed in Section 3 and in response to Section 1 of the monitoring framework above, these policy changes will be considered through an LDP review and any necessary subsequent revision process as necessary.

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

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

6.19 The results of the LDP monitoring exercise indicate that some progress is being made in the delivery of many of the LDP targets, as discussed in paragraph 6.12 above. Some concern has been expressed about the slower than expected 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. Furthermore, there has been significantly lower take up of our allocated employment land. Where previous AMR's have indicated that there may be scope to further meet the targets in later stages of the plan period, there is now acknowledgment that there is insufficient time to achieve this. In particular, there is further concern that the Strategic Sites can come forward in the near future for their designated uses, or moreover at the scale they were allocated.

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

6.21 The Council adopted the Houses in Multiple Occupation SPG in May 2018 following a period of consultation commencing on the 25th January and concluding on the 23rd March 2018. The HMO SPG was deemed necessary as these types of properties are heavily clustered around the University of South Wales campus in Treforest, with associated community based concerns. We have been successful in refusing 8 unsuitable HMO's since the introduction of the SPG, and subsequently winning their appeal.

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

6.22 Inevitably the global economic recession had an impact on the early stages of the plan post-adoption, particularly on the housing and commercial markets. 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 housing

land availability shortage, which despite the improved levels of house building activity, still presents an increasingly unattainable target each year.

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

6.23 Considering the results of the delivery of the LDP allocations, along with the appropriateness of policy content in light of national policy advancement, it is difficult to determine whether the LDP as a whole, is now still appropriate. Further analysis of the County Borough in terms of its social, economic and environmental characteristics needs to be considered further, in light of changes since the preparation of the plan from 2005. The proposals, policies and allocations to meet the requirements of the strategy, along with the LDP's Aims, Visions and Objectives beyond it, also need to be reconsidered.

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

6.24 Given consideration to the drop dead date of the plan of 2021, the multiple contextual changes identified above and the failure to deliver the scale of applications (and the needs they were required to meet) by this stage of the plan, the suggested action would be to undertake a full review of the LDP.

RECOMMENDATIONS

6.25 In the Council's opinion the LDP is making steady progress, although not at a sufficient pace to deliver currently identified needs. Evidence needs to be gathered to determine whether these needs are still correct, or otherwise alternative strategies and sites are needed to meet them, or both. As stated above, there is now a requirement to undertake a review of the LDP. Prior to the preparation of this AMR, Rhondda Cynon Taf County Borough Council had agreed to undertake a full review of the LDP (June 2019). This has resulted with a Review Report being prepared, with a conclusion that a Full Revision of the LDP is required. This was agreed by Cabinet on the 17th October 2019. Following external consultation, this will be presented to Full Council at the end of the year.

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

Status of LDP Allocations				
Northern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	2016-2017 Status Update
Strategic Sites				
NSA 4	7 Former Maerdy Colliery Site, Rhondda Fach	Strategic Site	2018-2021	Planning permission granted for new access as part of wind farm proposal with significant investment in leisure elements secured through S.106.
NSA 5	8 Former Fernhill Colliery Site, Blaenrhondda	Strategic Site	2014-2017	Pre-application discussions have been ongoing for minor development on various parts of the site.
NSA 6	Former Phurnacite Plant, Abercwmboi	Strategic Site	2014-2017	Ongoing pre-application discussions since 2016-2017. An initial master plan and brief for the site have been produced.
NSA 7	9 Land at Robertstown / Abernant, Aberdare	Strategic Site	2010-2013	<p>Robertstown: outline planning permission was granted on 31/03/15 for a supermarket.</p> <p>Permission granted for a college campus and the development is now complete on the employment/leisure element of the site.</p> <p>Discussions with the landowner are ongoing.</p> <p>The Council announced in February 2018 that £2.58m of European funding has been secured towards a package of £3.93m to create modern business units on the Robertstown Strategic Site. It is anticipated that the project will be part funded by the European Regional Development Fund</p>

				(ERDF) through the Welsh Government.
NSA 8	Land South of Hirwaun	Strategic Site	2018-2021	<p>Planning permission granted with s106 agreement for a supermarket and access improvements.</p> <p>It is anticipated that the site will come forward for housing in advance of the dualling of the A465. Additionally, the opencast operations have ceased and a plateau is being created to accommodate future employment development. Works are still ongoing.</p>
Housing				
NSA 9.1	Land South of Rhigos Road, Hirwaun.	Housing	2014-2017	No proposals further to the LDP.
NSA 9.2	Land East of Trenant, Penywaun.	Housing	2018-2021	An outline application was received at the end of March 2018 for 93 dwellings. The application was approved in the current monitoring year (June 2018).
NSA 9.3	Land South East of Llwydcoed Community Centre.	Housing	2010-2013	The Council are in ongoing discussions concerning access to the site.
NSA 9.4	Site including the old brick works, old dairy and tipped land rear of Birchwood, Llwydcoed	Housing	2010-2013	The site is complete.
NSA 9.5	Tegfan Farm, Potters Field, Trecynon.	Housing	2014-2017	No proposals further to the LDP. Interest has however been expressed in the site and the Council will work with the interested party to try and bring the site forward.

NSA 9.6	Land at Nant y Wenallt, Abernant Road, Abernant.	Housing	2010-2013	No proposals further to the LDP.
NSA 9.7	Land bordered by Cefnpennar Road and Phillip Row, Cwmbach.	Housing	2014-2017	No proposals further to the LDP. Early pre-application discussions have however taken place.
NSA 9.8	Dyffryn Row, Cwmbach.	Housing	2014-2017	A planning application has been approved for the first phase of the development (5 dwellings), with two units constructed.
NSA 9.9	Remainder of Ynyscynon Farm, Cwmbach.	Housing	2018-2021	Outline planning application for 77 dwellings on 3.29 hectares has been approved subject to completion of a section 106 agreement. The outstanding appeal on this site has been determined and the site should now progress subject to a reserved matters application.
NSA 9.10	Land to the end of Godreaman Street, Godreaman.	Housing	2010-2013	Permission has been granted for 42 eco-homes on the site, with construction expected to commence shortly.
NSA 9.11	Gwernifor Grounds, Mountain Ash.	Housing	2010-2013	The proposal has been implemented.
NSA 9.12	Land rear of Maerdy Road, Maerdy.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.13	Land at Gwernllwyn Terrace, Tylorstown.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.14	Site off Fenwick Street, Pontygwaith.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.15	Old hospital site and school playground, Treherbert.	Housing	2018-2021	An application was refused on the 12.09.2017 as it was considered unacceptable in planning terms.

NSA 9.16	Site at the end of Mace Lane, Treorchy.	Housing	2018-2021	A draft development brief has been prepared. No proposals further to the LDP.
NSA 9.17	Site off Cemetery Road, Treorchy	Housing	2018-2021	Interest has been shown in the site although there have been no proposals further to the LDP.
NSA 9.18	Hospital Site, Llwynypia.	Housing	2014-2017	A new Section 73 application to renew the consent has been granted, along with an updated Section 106 agreement.
NSA 9.19	Land at Park Street, Clydach Vale.	Housing	2018-2021	No proposals further to the LDP.
NSA 9.20	Land at Dinas Road / Graig Ddu Road, Dinas	Housing	2018-2021	No proposals further to the LDP.
NSA 9.21	Land at Catherine Crescent, Cymmer.	Housing	2018-2021	No proposals further to the LDP. The site passed to new owners in the last few years.
Employment/Retail				
NSA 14.1	Ferndale & Highfield Industrial Estate, Maerdy.	Employment	2018-2021	Outline planning permission granted for a mixed-use scheme, including employment, in May 2016.
NSA 14.2	North of Fifth Avenue, Hirwaun Industrial Estate, Hirwaun.	Employment	2018-2021	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 and is ongoing. An application for the amended second phase of Enviroparks was received in February 2018.
NSA 14.3	Land at Former Mayhew Chicken	Employment	2018-2021	No proposals further to the LDP, although pre-application enquiries

	Factory, Trecynon.			for mixed-use development have been made.
NSA 14.4	Cae Mawr Industrial Estate, Treorchy.	Employment	2018-2021	Hybrid planning application for full permission for a supermarket and outline permission for B1/B2/B8 development was withdrawn 09/10/14. Pre-application discussions are ongoing.
NSA 17.1	Land at Oxford Street, Mountain Ash.	Retail	2018-2021	The site received permission in the 2018-2019 monitoring year for additional car parking spaces within the Guto square area of Mountain Ash.
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		This scheme is included in the SE Wales Valleys LTP. Planning permission was secured for an east-west highway link via an upgraded junction on the A4059. Construction commenced in 2017 with the main road bridge starting in the Summer of 2018.
NSA 20.2	Upper Rhondda Fach Relief Road	Transport		No proposals further to the LDP. This scheme is included in the SE Wales Valleys LTP.
NSA 20.3	Mountain Ash Northern Cross Valley Link	Transport		No proposals further to the LDP. This scheme is included in the SE Wales Valleys LTP. Reviewed as part of the development of the southern link. However, following completion of the WeTAG process, the southern link was 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		No proposals further to the LDP.
NSA 21.3	Expansion of existing park and ride facilities, Robertstown. (P&R)	Transport		Development proposal as included in LDP complete - potential for further expansion as patronage is expected to increase with Metro proposals for service enhancements. The existing facilities are likely to reach capacity within the next few years.
NSA 22	Rail Network and Station Improvements Hirwaun.	Transport		<p>No proposals further to the LDP. This scheme is included in Network Rail's Welsh Route Study and has been subject to the GRIP process (Governance in Rail Investment Projects).</p> <p>The extension of the passenger rail line from Aberdare to Hirwaun, and construction of a new station, forms part of the proposed future development of the Cardiff Capital Region 'City Deal' metro project.</p>
NSA 23.1	The Rhondda Community Route Network	Cycle Routes		<p>A cycle route along the Rhondda Fawr is included in the SE Wales Valleys LTP and the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.</p> <p>The development of a cycle route along the Rhondda Fawr is closely linked to the proposed re-opening of the disused rail tunnel linking Blaencwm (RCT) with Blaengwynfi (Neath Port Talbot).</p>

				<p>In conjunction with The Rhondda Tunnel Society, the first stage of the WelTAG process has commenced. This process will assist in the preparation of an eventual business case for re-opening the tunnel.</p> <p>In tandem, a feasibility study is being undertaken into the possible alignment of the new cycle route between the entrance to the tunnel and Porth.</p> <p>A section of the planned route along the Rhondda Fawr, between Gelli Industrial Estate and the Rhondda Sports Centre in Ystrad was constructed in 2017 – 2018. It was funded by the Safe Routes in Communities initiative.</p>
NSA 23.2	The Cynon Valley Cycle Route	Cycle Routes		<p>Phase 3 of this scheme is included in the SE Wales Valleys LTP - 'filling the missing gaps' along route.</p> <p>The Council's Active Travel Integrated Network Map, approved by the Welsh Government in February 2018, includes proposals to improve sections of the existing route to meet current active travel standards – identified following an audit. It also includes proposals for new sections of route, including a link to the proposed re-opening of the disused Abernant Rail Tunnel.</p> <p>Design work has commenced as part of this scheme.</p>
NSA 23.3	The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate	Cycle Routes		<p>Implementation of a route is complete. However, there is potential for further enhancements linked to the proposed A465 dualling between Hirwaun and Dowlais.</p> <p>The Council's Active Travel</p>

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

NSA 27	Land Reclamation Schemes	Land Reclamation		The following schemes are complete: Aberaman colliery land reclamation scheme (NSA 27.1).
NSA 28	Coleg Morgannwg, Trecynon	Education		The development of the new College at Robertstown has led to the closure of this campus at Trecynon, meaning that the allocation is no longer required. The site has instead been granted permission for 87 dwellings, which will be reported on in the 2019-2020 monitoring year.
Southern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	Status
Strategic Sites				
SSA 7	Former Cwm Colliery and Coking Works, Tyn-y-Nant, Pontypridd.	Strategic Site	2014-2017	Outline planning permission for demolition of structures, retention of listed towers, site remediation, land restoration and development to provide a mix of uses including 851 residential units, primary school, revised access arrangements, car and cycle parking, servicing, structural landscaping, formation of public spaces and associated infrastructure, and public realm works was granted on 30/12/14.
SSA 8	10 Mwyndy / Talbot Green Area	Strategic Site	2014-2021	Talbot Green: outline planning permission was granted on 24/12/14 for a new town centre comprising: a 10,801sq m gross food store; petrol filling station; 35,522 sq. m gross retail floor space; 600 sq. m gross cafe space; 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,

				<p>landscaping and flood alleviation works.</p> <p>A section 73 application to vary the condition to allow for additional time for the submission of reserved matters for the town centre was submitted at the end of 2017. The application is currently pending a decision.</p> <p>Full planning permission was granted on 27/11/13 for phase 1 of the above, comprising a supermarket, service yard, car park, petrol filling station, customer access road and access from A473. Implementation is underway.</p> <p>An outline application for 460 dwellings, a primary school, a local centre and open space has been granted permission during 2017-2018</p> <p>Mwyndy: No proposals further to the LDP have taken place on the employment element.</p>
SSA 9	Former OCC Site, Llanilid (part)	Strategic Site	2010-2013	<p>Planning permission approved including a section 106 16/07/15 of a hybrid planning application for outline permission for comprehensive development comprising: up to 1,850 dwellings; neighbourhood centre to include community /leisure facilities, medical centre primary school, retail /services/food and drink floor-space; B1 office/commercial floor-space; drainage, services, transport and 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</p>

				development. In March 2019, the reserved matters application for the first phase of Parc Llanilid cleared Committee. The final decision was dispatched in April 2019, which was for 216 dwellings and will be reported upon further in 2019-2020.
Housing				
SSA 10.1	Cefn Lane, Glyncoch.	Housing	2014-2017	No proposals further to the LDP.
SSA 10.2	Trane Farm, Tonyrefail.	Housing	2010-2013	Resolution to grant outline planning permission.
SSA 10.3	Collenna Farm, Tonyrefail.	Housing	2014-2017	Historic planning permission remains extant.
SSA 10.4	Bryngolau, Tonyrefail.	Housing	2014-2017	No proposals further to the LDP.
SSA 10.5	Site of the former Hillside Club, Capel Hill, Tonyrefail.	Housing	2014-2017	Outline planning permission was renewed in May 2014. Pre-application discussions were held in early 2018 with an application expected to follow.
SSA 10.6	Land east of Mill Street, Tonyrefail.	Housing	2014-2017	An application was submitted in March 2018 for the retail element of this site (A1/A3). Proposed works include the road, which it is anticipated will facilitate the housing element of the site. The application was approved in the 2019-2020 monitoring year and will be reported upon further.
SSA 10.7	Land at Gwern Heulog, Coed Ely.	Housing	2010-2013	Outline permission for residential development of the whole site (132 dwellings) and full permission for 54 dwellings were both granted 22/03/13. A Reserved Matters application for 74 dwellings was also approved on the 27.01.2016. To date, 91 dwellings are complete, with the remaining 33 under

				construction.
SSA 10.8	Land rear of Tylcha Wen Terrace, Tonyrefail.	Housing	2018-2021	No proposals further to the LDP.
SSA 10.9	Land part of Tylcha Ganol Farm, south of Mill Street, Tonyrefail.	Housing	2018-2021	No proposals further to the LDP.
SSA 10.10	Land east of Hafod Wen and North of Concorde Drive, Tonyrefail.	Housing	2014-2017	No proposals further to the LDP. Discussions with the landowner have however taken place recently.
SSA 10.11	Land south of Brynna Road, Brynna.	Housing	2010-2013	Pre-application discussions have been held but the site is constrained by lack of sewer capacity.
SSA 10.12	Land east of Dolau County Primary School, Bridgend Road, Bryncae	Housing	2010-2013	Development complete in 2014-2015.
SSA 10.13	West of Llechau, Llanharry.	Housing	2014-2017	Development complete in 2014-2015.
SSA 10.14	Penygawsi, Llantrisant.	Housing	2010-2013	No proposals further to the LDP.
SSA 10.15	Land south of Brynteg Court, Beddau.	Housing	2010-2013	Development is complete.
SSA 10.16	The Link Site, Pen-yr-Eglwys, Church Village	Housing	2010-2013	No proposals further to the LDP. There has however been recent interest in the site.
SSA 10.17	Glyntaff Farm, Rhydyfelin.	Housing	2014-2017	Part of site (15 dwellings) is implemented. Remainder of site (65 dwellings): no proposals further to

				the LDP.
SSA 10.18	Land south of The Ridings, Tonteg and east of Station Road, Church Village.	Housing	2010-2013	Phase II of the scheme witnessed the completion of 168 dwellings.
Employment/Retail				
SSA 14.1	Coed Ely, Tonyrefail.	Employment	2018-2021	A Reserved Matters application has been approved for the layout of highway works, which will serve the site/individual plateaus alongside the erection of a B1/B2/B8 unit.
SSA 14.2	Land south of Gellihirion Industrial Estate, Pontypridd.	Employment	2018-2021	No proposals further to the LDP.
SSA 15.1	Land adjacent to Pontypridd Retail Park. Either for comparison goods sales or for convenience goods sales	Retail	2018-2021	Proposal is complete.
SSA 15.2	Strategic Site 8: Former OCC Site, Llanilid, Llanharan.	Retail	2018-2021	Planning permission approved including a section 106 16/07/15 of a hybrid planning application for outline permission for comprehensive development comprising: up to 1,850 dwellings; neighbourhood centre to include community /leisure facilities, medical centre primary school, retail /services/food and drink floor-space; B1 office/commercial floor-space; drainage, services, transport and highways infrastructure, strategic landscape areas and public open space and full permission for spine road and access onto A473, drainage and development plateaus

				to serve the first phase of development.
SSA 15.3	Land east of Mill Street, Tonyrefail.	Retail	2018-2021	An application was submitted in March 2018 for the retail element of this site (A1/A3). Proposed works include the road, which it is anticipated will facilitate the housing element of the site. The application was approved during the 2019-2020 monitoring year and will be reported upon further in next year's AMR.
All Other Allocations				
SSA18.1	A473 Llanharan Bypass	Transport		This scheme is included in the SE Wales Valleys LTP. WelTAG Stages 1 and 2 Reports have been completed and an initial public consultation exercise undertaken over the proposed route and junctions.
SSA 18.2	A473 Talbot Green Bypass Dualling	Transport		Enhancements to key junctions are ongoing.
SSA 19	Rail Network and Station Improvements	Transport		Various schemes included in the second National Transport Plan for Wales. A new station to serve the projected growth of employees working in Trefforest Industrial Estate has been proposed, located to the south of the existing station which would close. New rail operator (Transport for Wales) is taking forward this proposal. Under new rail franchise, TfW is also embarking on a major programme of station improvements across its network, including within RCT. Improvements cover the upgrade of facilities and provision of step free access.
SSA 20	Park and	Transport		Expansion of the park and ride

	Ride/Park and Share Provision			<p>facility at Taffs Well has been completed. Further expansion is envisaged with the Metro/Capital Region City Deal proposals and construction of the associated new rolling stock depot.</p> <p>The SE Wales Valleys LTP contains proposed schemes to increase capacity at Pontyclun and Trefforest stations, which are likely to reach capacity within the next few years. Site investigations have been undertaken at Pontyclun to determine location and cost of accommodating underground rail service apparatus.</p> <p>There is also pressure at Llanharan station - feasibility work is ongoing to identify potential for expansion of park and ride facilities.</p> <p>Current proposals for a new transport interchange at Porth, as part of the town centre regeneration strategy, will see an eventual increase in the park and ride capacity.</p>
SSA 21.1	Treforest Connect 2	Cycle Routes		<p>Complete.</p> <p>Requirements of the Active Travel (Wales) Act 2013 may identify new route proposals.</p>
SSA 21.2	Extension of Connect 2 scheme to Pontypridd	Cycle Routes		<p>Complete.</p> <p>Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.</p>
SSA 21.3	Maesycloed to Porth	Cycle Routes		<p>Complete.</p>

				Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.
SSA 21.4	Glyntaff to Nantgarw	Cycle Routes		<p>Complete.</p> <p>Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.</p> <p>A study is being undertaken to examine the construction of a new active travel route and links beyond Nantgarw and into Trefforest Industrial Estate.</p>
SSA 21.5	Trallwn to Cilfynydd	Cycle Routes		<p>This scheme is included in the SE Wales Valleys LTP.</p> <p>Proposal to improve sections of the route to meet current active travel standards is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.</p> <p>A number of alternative route options have been drawn-up and are being considered which minimise use of the highway within Trallwn.</p>
SSA 21.6	Pontypridd to Tonyrefail via Llantrisant	Cycle Routes		Construction has started on the remaining section, near Cross Inn, which will provide a continuous active travel route between Pontypridd and Llantrisant.
SSA	Gyfeillion to	Cycle		No further development proposals

21.7	Llanwonno	Routes		<p>beyond LDP proposals.</p> <p>Proposal to improve sections of the route is included in the Council's Active Travel Integrated Network Map, which was approved by Welsh Government in February 2018.</p>
SSA 24	Land Reclamation Schemes	Land Reclamation		<p>The following schemes have been completed:</p> <p>Coed Ely reclamation aftercare scheme, Tonyrefail</p> <p>Albion lower tips land reclamation scheme, Cilfynydd</p> <p>Cefn-yr-Hendy land reclamation scheme, Miskin</p>
SSA 26	Land at Beddau Caravan Park	Housing		Proposal is implemented.