



rhondda cynon taf
local development plan
cynllun datblygu lleol



Rhondda Cynon Taf Local Development Plan

Annual Monitoring Report 2013



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Rhondda Cynon Taf Local Development Plan

Annual Monitoring Report 2013

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

This is the second 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 2012/13

Contextual Changes

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. These include:

A. National Policy or Legislation:

- Planning Policy Wales Edition 5.

B. National Statistics and Policy Research:

- Census 2011;
- Towards a Welsh Planning Act: Ensuring the Planning System Delivers.

C. External Conditions:

- Continued global economic instability;
- Small increase in national house building;
- Reduction in commercial development activity;
- Continued positive performance in the food retail sector.

D. The Local Development Context:

- Rhondda Cynon Taf Joint Housing Land Availability Study 2012;
- Local Housing Market Assessment 2012;
- Community Infrastructure Levy;
- Renewable and Low Carbon Energy Study (May 2012);
- Single Integrated Plan 2013;
- Local Economic Conditions

Local Development Plan Monitoring

The results of the core and local output monitoring exercise for 2012-13, provide an interesting and varied picture of development in Rhondda Cynon Taf.

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

- 414 new dwellings were built in the County Borough. This represents a 16% increase on the number of new dwellings constructed during 2011 – 12;
- 77 new affordable dwellings were built in the County Borough. This represents a 97% increase on the number of affordable dwellings constructed during 2011 – 12;
- The average house price in the County Borough between May 2012 and May 2013 was £115,382, an increase of 0.77% on the previous year;
- The Council approved proposals for 921 new dwellings during 2012 – 13;
- Overall vacancy rates for Principal Town and Key Settlement retail centres were 10.8% during 2012 – 13. This is a slight increase on the previous year's rates of 9.1%, although it is below the national average vacancy rate of 10.9%;
- Major town centre regeneration schemes were being implemented in Pontypridd, Aberdare and Ferndale during 2012-13.

Detailed consideration of the results of the monitoring exercise has allowed the Council to make an informed judgement about the nature of the progress that has been made during 2012-13, in delivering the LDP targets and therefore its policies.

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

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

LDP MONITORING	
CS 10	Minerals

The results of the monitoring process for 2012-13 indicate that the targets in respect of 7 of the 10 core policies *are on going, being met or exceeded* (annotated in green) and 2 targets are *not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention* (annotated in amber). The remaining target in respect of policy CS6 is currently falling short of the required pattern of delivery and intervention may be required (annotated amber/red).

Whilst the pattern of growth in some parts of the County Borough is slower than wished, the level of growth being experienced in others indicates a clear growth in the economy of Rhondda Cynon Taf. The steady rate of growth means that the Council will not need to review the LDP until it is required to do so in 2015.

Sustainability Appraisal (SA) Monitoring

The key findings of the SA Monitoring Process are outlined below, (taking account of the amended indicators as proposed in the 2012 AMR):

- 47% of all dwellings were built on previously developed land.
- 99.3% of all new houses permitted are accessible/within 400 metres of at least one or more transport mode (in addition to the private car);
- 89.5% (17 of 19), of all new employment permitted is accessible/within 400 metres of one or more transport mode;
- 96% (28 of 29) of all retail permitted is accessible/within 400 metres of one or more transport modes;
- 99.3% (707) of new-build residential units permitted met level 3 or higher of the Code for Sustainable Homes;

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

SA MONITORING	
Targets	Result
SA 1	Housing
SA 2	Culture and Heritage

SA MONITORING			
SA 3	Communities		
SA 4	Health		
SA 5	Economy		
SA 6	Employment		
SA 7	Transport		
SA 8	Built Environment		
SA 9	Landscape		
SA 10	Biodiversity		
SA 11	Water		
SA 12	Climate Change		
SA 13	Energy		
SA 14	Land and Soils		
SA 15	Waste		
SA 16	Minerals		
SA 17	Air Quality		

The results of the monitoring process indicate that the targets in respect of the majority of the sustainability indicators *are on going, being met or exceeded* (annotated in green), a minority of SA targets are *not currently being achieved but the situation can be ameliorated without immediate intervention or sufficiently progressed not to require direct intervention* (annotated in amber). The results also showed that the indicators for 2 of the targets need to be redefined (annotated in white) as they do not currently give the appropriate information necessary to assess the target.

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

Conclusions and Recommendations

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

1. INTRODUCTION

1.1 The Rhondda Cynon Taf Local Development Plan (LDP) was adopted on 2nd March 2011. The LDP provides a land use framework which forms the basis on which decisions about future development in the County Borough are based.

1.2 As part of the statutory development plan process the Council is required to prepare an Annual Monitoring Report (AMR). The AMR will provide the basis for monitoring the effectiveness of the LDP core strategy and policies, the plan's sustainability credentials and identify any significant contextual changes that might influence its implementation. The AMR is to be submitted to the Welsh Government by 31st October each year. The results of the monitoring process will feed into the ongoing adjustment of the LDP. It should be noted that the Council does not currently propose to undertake a major review of the LDP until 2015, in accordance with the statutory LDP process.

1.3 This is the second AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and covers the period between 1st April 2012 and 31st March 2013. It provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well being of the County Borough.

1.4 The structure of the AMR is as follows;

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

- 1.5 The AMR has been prepared in accordance with the requirements of the Town & Country Planning (Local Development Plan) (Wales) Regulations 2005; Strategic Environmental Assessment Regulations (2004) and the Habitats Assessment Regulations (2004).

2 MONITORING FRAMEWORK

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

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

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

LDP Targets and Indicators

2.3 The LDP monitoring framework identifies 19 individual targets relating to each of the core strategy policies. 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 target and indicators relate to each core strategy policy, the framework has been specifically designed to ensure that linkages are made between core strategy policies, area wide policies, strategy area policies and the plans objectives. Monitoring the delivery of core strategy policies therefore provides a mechanism for monitoring the LDP as a whole.

The 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 targets and indicators are contained in Appendix 2.

The HRA Targets and Indicators

2.5 The HRA (Appropriate Assessment) Report (January 2010) paragraph 5.4 states that *'The SA/SEA of the Deposit Draft Plan sets out suggested indicators for biodiversity monitoring and it is appropriate that monitoring for HRA is aligned with the SA/SEA requirement and linked to Annual Monitoring Reports as appropriate. In particular, it has been recommended that the proposed indicator for Air Quality includes focused monitoring for the Blaen Cynon SAC.'*

- 2.6 The monitoring requirements of the HRA will therefore be undertaken as part of the SA process.

Replacement Targets and Indicators

- 2.7 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.
- 2.8 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

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

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

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

Trigger for Review

- 2.10 A review of the LDP in advance of the formal 4-year review will only take place in exceptional circumstances. The Monitoring Framework for the LDP does not identify specific triggers for each of the Core Policies. The Council will make

a judgment on the need for a full or partial review based on the consideration of the following factors:

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

2.11 The assessment of the LDP's success or otherwise as a strategic plan is wide ranging and circumstances will change over the plan period. As such, it is considered inappropriate to simply use performance measured against individual targets and indicators to automatically trigger a Plan review.

Local Development Plan Wales (2005)

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

'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 will be fundamental in determining whether a full or partial review of the LDP is required. It is important that the assessment of whether a review is required, is fully informed by an understanding of how the implementation of the LDP has been influenced by local, regional, national and international factors. Rhondda Cynon Taf does not exist in isolation and development at even the most local level can be affected by national and international economic trends.
- 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 those factors it can influence, and accepting that some factors are beyond its control, the Council will be able to better support delivery of its objectives and shape future strategies to respond to wider socio-economic issues.
- 3.3 The following section looks specifically at those factors that influence development in Rhondda Cynon Taf. These include changes in:
- A. National policy or legislation;
 - B. National statistics and policy research;
 - C. External conditions;
 - D. Local development context.

A. National Policy or Legislation

- 3.4 The Council needs to consider through its AMR whether changes to national planning policy have any implications for the LDP. If the implications are significant, the Council will need to determine how it addresses the issues.
- 3.5 Between 1st April 2012 and 31st March 2013, the following policy document has been issued by the Welsh Government:

Planning Policy Wales Edition 5

- 3.6 The most recent revisions to Planning Policy Wales Edition 5 (PPW 5) include the introduction of a revised Chapter 7 on Economic Development (2012); a strengthening of the Presumption in Favour of Sustainable Development (2012) and The Town and Country Planning (Notification) (Wales) Direction 2012 and accompanying Welsh Government Circular 07/12 (2012).
- 3.7 The changes to PPW 5 set out the strategic aims of the Welsh Government with regard to ensuring that the planning system in Wales facilitates economic renewal more effectively and strengthens and clarifies the presumption in favour of sustainable development, in order to reinforce the framework within which

individual applications are determined to further sustainable development principles. There is no requirement in Planning Policy Wales to amend adopted development plans immediately to reflect the new policy documents and other revisions. The new policy context outlined in PPW 5 is aligned with that contained in the adopted LDP in respect of the presumption in favour of sustainable development and economic renewal. As such, there is no need to amend or review the LDP at this time.

B. National Statistics and Policy Research

3.8 The 2012 - 13 monitoring year saw the publication of the following statistical and research documents:

Census 2011

3.9 The Census for England and Wales provides a snapshot of the demographic structure of the population in 2011. The early results for Wales indicate that the population of Wales has increased by 153,300 or 5.3% to 3.06million since 2001. Changes of note in the make up of the population include increases in the number of children under 5 (+7%) and those over 65 years of age which now accounts for 18% of the population of Wales. The findings of the Census indicate that the population of Rhondda Cynon Taf has grown by 1.1% to 234,410.

3.10

3.11 Revised 2002-10 Mid Year Population Estimates and the 2011 based population projections were issued after 31st March 2013 and will be considered in next years AMR. Once all the relevant data is available, the Council will consider the implications of the projections for the LDP. In the meantime, therefore, there is no need to amend or review the Plan.

Towards a Welsh Planning Act: Ensuring the Planning System Delivers

3.12 The report begins by setting out various criteria for defining 'effective delivery' including transparency, democracy, being simple, flexible and deliverable; before turning to look at the purpose of planning. The IAG recommends a statutory purpose for planning to be included within the Planning Bill, akin to the following:

"The purpose of the Town and Country planning system is the regulation and management of the development and use of land in a way that contributes to the achievement of sustainable development"

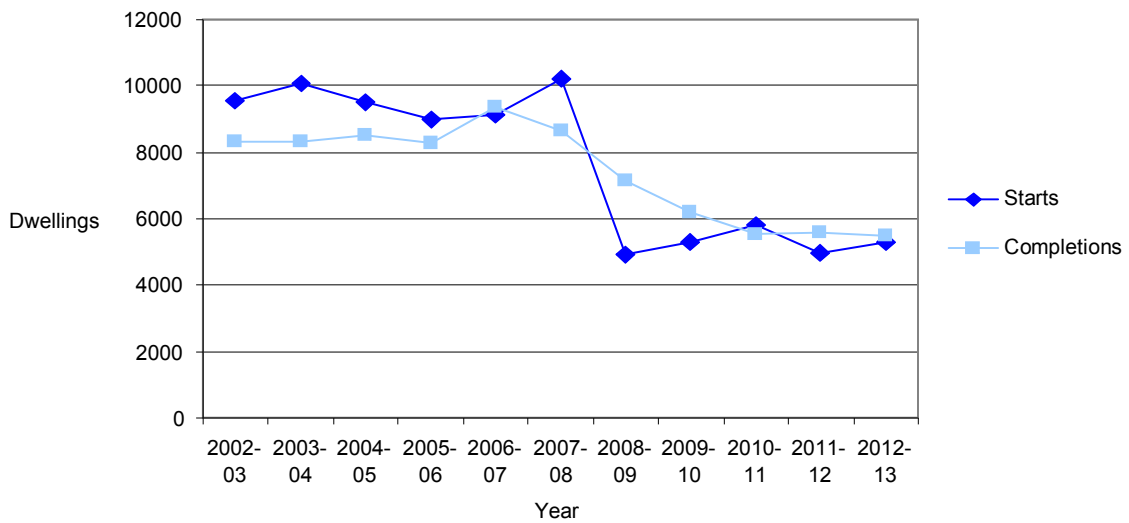
3.13 Following the consideration of evidence and consequent repercussions; the report deems the current system to be conceptually sound and thus not in need of significant reform. A degree of reform is however inevitable; the report outlines a number of suggested changes underpinning the planning system.

- 3.14 Recommendations on the roles and responsibilities separate into two distinct sections; development plans and development management. These two areas are analysed with regard to their roles from a national, regional and local perspective, and the measures of their success are considered in terms of delivery and the impact of the recommendations.
- 3.15 The report recognises that change is likely to come with significant costs attached and considers the financial implications of the report, whilst also considering the current economic climate, budgetary pressures on public finances and a need to avoid unnecessary costs. It also proposes some 'quick wins' for implementation prior to the compilation of the Planning Bill. The main recommendations of this section include the establishment of a Planning Advisory and Improvement Body (PAIB) and deliberation of regional, cross-boundary working. Finally the report recommends being unambiguous with regard to the over-arching purpose of 21st century planning, with a focus on effective and efficient conditions for planning delivery. Such issues require further discussion as the Planning Bill evolves as such there is no need to review or amend the LDP at this time.

C. External Conditions

- 3.16 The UK, along with many countries, has been significantly affected by the global economic downturn. As a result the UK as a whole is undergoing a prolonged and gradual realignment of its economy and markets. Whilst the property and development market is more stable/static state than 2008/09, when the recession was at its peak, it is still fragile and growth is slow. This situation is likely to remain unchanged until economic stability can be achieved in the Euro zone.
- 3.17 There are two sectors of the UK economy that are particularly relevant to the successful implementation of the LDP. These are the operations of the housing and commercial markets.
- 3.18 At a national level the picture for house building looks more positive than previously. Welsh Government statistics indicate that the number of housing starts during 2012-13 increased by 6% compared to 2011-12. The number of starts however, still remains well below the levels seen before the economic down turn. The current level of housing 'starts', approximately 5,291 accounts for around 45% of those seen prior to the downturn. During 2012-13 the annual rate of housing completions decreased by 2% to approximately 5,464 dwellings. Even though there was a slight decrease in the number of completions during 2012-13, completions in the January to March 2013 quarter increased by 3% when compared to the same period in 2012.

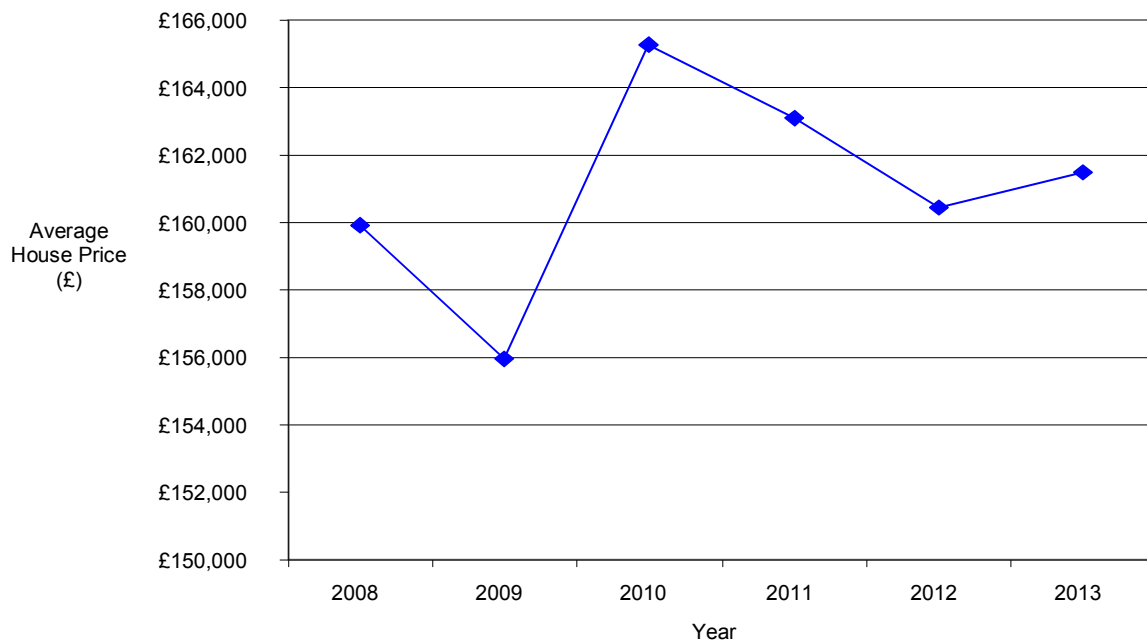
Figure 1: Number of New Dwellings Started and Completed Annually in Wales 2002 – 2013



Source: Welsh Government

3.19 A review of the annual house prices for England and Wales for the period 2008 – 2013, indicates clearly the fluctuations that have taken place in house prices over the last 5 years, as shown in Figure 2. The average house price in England and Wales has risen slightly by approximately £1,000 since 2011 – 2012.

Figure 2: Average House Price in England and Wales 2008 – 2013



Source: Land Registry

- 3.20 Property market forecasts for England and Wales from Savills (April 2013), anticipate a growth in house prices in Wales of up to 16% in the period up to 2017.
- 3.21 Research undertaken by Savills indicates that, levels of commercial development activity have significantly reduced nationally since the high of early 2007 and, as in the housing market, the market rebound peaked in early 2010 before another (less severe) fallback. Unlike housing, the commercial market in general remains a more mixed picture.
- 3.22 In the retail sector evidence suggests that since the economic downturn, the food sector has continued to perform well and sought to expand whilst smaller and non-food retailers have had mixed success. The major food retailers in the UK are all still pursuing expansion programmes. The non food market, whilst still facing difficult challenges, is starting to show signs of recovery. In February 2013, research undertaken for Retail Week indicated that high street vacancy rates had reached 10.9% nationally; this is a fall of 3.7% on the same period in 2012.
- 3.23 In terms of the B1, B2 and B8 market, research undertaken by the District Valuer for the Council, during 2011/12 indicates that the market remains problematic. Whilst quoted headline rents for B1 office space might appear stable, many landlords have offered more and more generous inducements to tenants, which have obscured the overall market drop in rents making speculative office developments less attractive to investors. B2 and B8 markets have been similarly affected. As with the housing market nationally, investment in the commercial B1, B2 and B8 markets remains very selective with developers favouring opportunities in primary areas over more risky secondary areas.
- 3.24 Whilst investment in the traditional employment market remains slow, investment in the energy sector has seen significant growth in the last 5 years. By 2012 investment in the UK economy from the energy sector was £86 billion. The direct impact of that investment resulted in the creation of 137,000 energy related jobs.
- 3.25 The impact of the global economic recession on the housing and commercial markets, are matters that can only be comprehensively addressed by Central Government. Whilst a prolonged reduction in new investment in the housing and commercial markets will inevitably have an adverse impact on the delivery of some elements of the LDP the Council does not consider it necessary to amend or review the LDP at this time. The Council will, however, keep the matter under review.

D. The Local Development Context

- 3.26 In order to properly understand the local context for the LDP, it is necessary to consider a range of factors which affect implementation. These factors include changes to the local policy framework, local economic conditions (in particular

the operations of the housing and commercial markets) and the investment strategies of major public and private sector organisations.

Local Policy Framework

3.27 There have been no significant changes in the local policy context between 1st April 2011 and 31st March 2012. The following documents were however added to the LDP evidence base:

Rhondda Cynon Taf Joint Housing Land Availability Study 2012 (February 2013)

3.28 The Joint Housing Land Availability Study (JHLA) 2012 provides detailed information on the housing land supply in Rhondda Cynon Taf. The findings of the study indicate that there is a 4.5 year housing land supply in the County Borough. Whilst the housing supply is below the required level, the Council has outlined in the JHLA a number of actions intended to ameliorate the situation. There is therefore no need to amend or review the LDP at this time.

Local Housing Market Assessment (2012)

3.29 The LHMA 2012 utilises a Welsh Government approved methodology to assess the housing market of Rhondda Cynon Taf from 2012-2017. A variety of sources fed into the study, including a county borough-wide housing survey, an analysis of local housing registers, household projections, homelessness data, house prices, rental prices, household income, dwelling stock turnover and housing supply data.

3.30 The assessment reveals a contrast in the housing market's buoyancy across the borough. Additionally, much of the Southern Strategy Area is more prosperous and in higher demand than the rest of the borough. It is worthy of note that the strength of existing local connections are clearly evident with a number of housing market 'hot spots' in parts of the Northern Strategy Area. The study also found that household sizes were becoming increasingly smaller across all markets however there are significant contrasts between housing need (i.e. smaller 1-bed units) and aspiration (i.e. larger under-occupied housing). The study also estimates the deficit of affordable housing within the borough; there is a net need for 167 additional dwellings per annum. The strategy provides important data which will inform future iterations of the LDP. There is therefore no need to amend or review the LDP at this time.

Community Infrastructure Levy (CIL)

3.31 The Council resolved to commence work on the preparation of a community infrastructure levy for Rhondda Cynon Taf in 2012. Public consultation on the CIL Preliminary Draft Charging Schedule took place between December 2012 and January 2013. The Preliminary Draft Charging Schedule proposes different charges for residential development over 3 zones and a single charge for retail and Primary Health Care in the County Borough. The document was

accompanied by an Economic Viability Study and an Infrastructure Needs Assessment. Further work on the CIL process will take place over the period 2013– 14.

- 3.32 In line with guidance issued by Westminster and the Welsh Government, it is not considered that the Council will need to revise or amend any part of the adopted LDP directly as a result of CIL, as the plan has already been deemed sound. Additionally, the Council will not need to undertake any further infrastructure studies to identify gaps, as the vast majority of the necessary infrastructure for Rhondda Cynon Taf is well documented within the LDP.

Renewable and Low Carbon Energy Study, (May 2012)

- 3.33 The aim of the Renewable and Low Carbon Energy Assessment is to assist in developing and maintaining a robust evidence base that can inform future policy and support the LDP process in Rhondda Cynon Taf. The categories of renewable and low carbon energy capable of being produced in RCT include microgeneration, biomass, hydropower and wind power. The speed at which technologies within these respective categories can be deployed will naturally vary however the Council can play a significant role in encouraging resources to be utilised.
- 3.34 The report makes a number of recommendations, the most significant of which is the compilation of an SPG. The SPG should cover standalone renewable energy, energy requirements for new development and retrofitting.

Single Integrated Plan (2013)

- 3.35 The Single Integrated Plan (SIP) provides a framework for delivering meaningful change for the residents of Rhondda Cynon Taf. The document replaces the Community Strategy; Children and Young Peoples Plan; Community Safety Strategy and the Health, Social care and Well Being Plan.
- 3.36 The SIP's priorities are categorised into three sections. Safety: where the Council plan to tackle anti-social behaviour thus reducing public concern, address alcohol and substance misuse and ensure that children and adults deemed to be at risk are protected from harm. Prosperity: where the Council will ensure that citizens have the education and essential skills required to secure employment, ensuring those in financial need have access to the right advice and support and to ensure that businesses are supported to thrive and grow. Health: where the Council will attempt to cut the number of individuals that smoke, reduce the number of people classed as over-weight or obese and ensure that children and families receive early intervention and support to meet their needs.
- 3.37 The Single Integrated Plan correlates well with the aims of the LDP in creating sustainable places and cohesive communities for residents. The policies contained within the LDP are delivering on the ground in addition to realising the

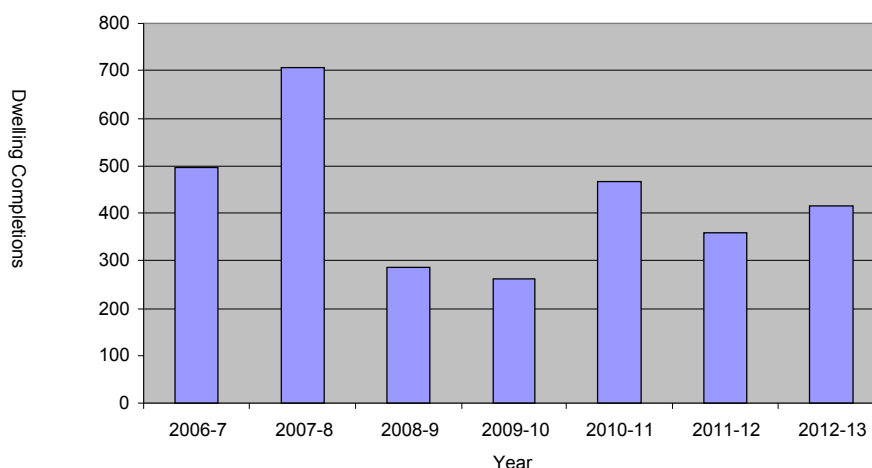
objectives of the Single Integrated Plan. As such it is considered that no review or amendment to such policies is required at this time.

Local Economic Conditions

3.38 There are two sectors of the economy in Rhondda Cynon Taf that are particularly relevant to the successful implementation of the LDP. These are the operations of the housing market and commercial market.

3.39 Statistics in relation to house building and prices in Rhondda Cynon Taf during 2012-13 suggest that the housing market in the County Borough is beginning to show signs of recovery. The Council's annual residential land availability survey shows that 414 new houses were built in the County Borough in 2012 -13; compared to 357 in 2011-12 and 462 in 2010-11.

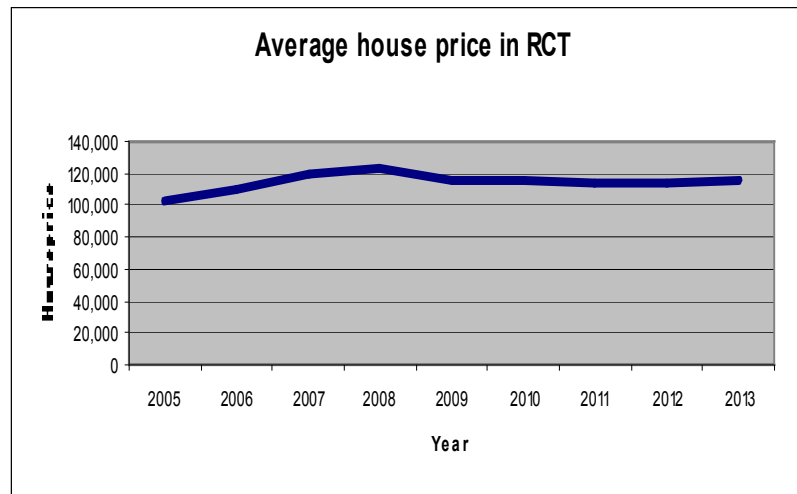
Figure 3: Housing Completions for Rhondda Cynon Taf 2006 -2013



Source: RCT 2013

3.40 For the period up to April 2013 the average house price in Rhondda Cynon Taf increased from £114,504 to £116,449. This represents an increase of 1.9% on the previous year.

Figure 4: Average House Prices in Rhondda Cynon Taf 2005 - 2013

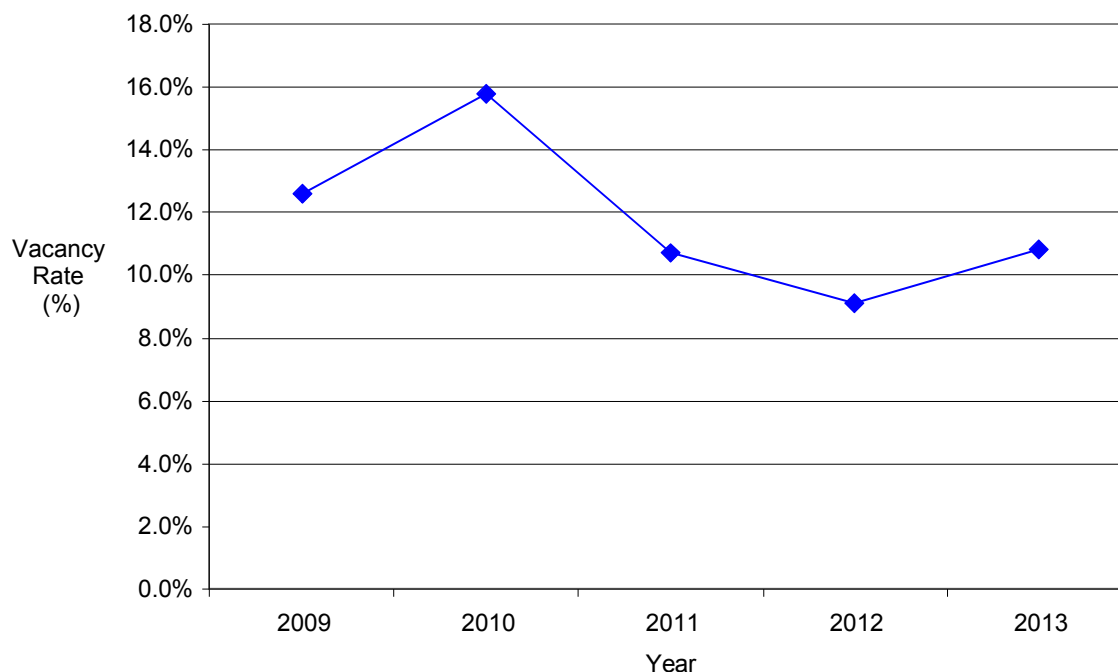


Source: Homestep

3.41 During 2011-12 the commercial market in Rhondda Cynon Taf experienced difficult economic conditions. The closure of high profile companies such as Peacocks and Clinton Cards added to the loss of companies such as Staedtler and Burberry over recent years has resulted in significant job losses. The picture in 2012-13 is somewhat different. The commercial market in Rhondda Cynon Taf, although still slow, has stabilised. There have been no more high profile closures in either the business or retail sectors.

3.42 Economic activity in the town centres appears to have remained steady over recent years, as shown in Figure 5. The average vacancy rate in town centres has increased slightly since last year and is now 10.8%, although this is still below the national average.

Figure 5: Principal Town and Key Settlement (Retail Centre) Vacancy Rates 2009 – 2013



Source: RCTCBC 2013

- 3.43 Proposals for a number of new commercial developments in the County Borough are likely to give the economy of the County Borough a boost over the next couple of years. In February 2013 the Council resolved to approve proposals for the development of a new town centre at Mwyndy / Talbot Green. The proposals will result in the development of 23,400 sqm of retail and 10,000 sqm of leisure floor space and 60 dwellings. The proposal will result in the creation of approximately 1,674 new jobs.
- 3.44 In addition to retail and leisure activity, during 2012 -13 there has also been a number of proposals for energy generation in Rhondda Cynon Taf. These include planning permission granted for 11 wind turbines with the renewable energy capacity of 27.015 MW, a further 3.334 MW of permitted capacity in the form of solar panels and the DECC have approved a cross-authority development for 76 wind turbines - namely Pen Y Cymoedd, of which 30 are within Rhondda Cynon Taf with a capacity of 40MW. During the monitoring period, 19 wind turbines were installed with a capacity of 43.4MW. The Council has also had a number of discussions with developers wishing to generate energy from waste, gas and other sources. Carefully managed development from the energy sector is likely to create new jobs and increase investment in the economy of Rhondda Cynon Taf.
- 3.45 The impact of the global economic recession on the economy of Rhondda Cynon Taf continues to be a matter of concern to the Council. A prolonged reduction in new investment in the housing and commercial markets will

inevitably have an adverse impact on the delivery of some elements of the LDP. Evidence suggests however, that during 2012-13 both the housing and commercial markets in the County Borough experienced moderate growth. The Council considers that the LDP provides a land use framework that will assist in the recovery of the local economy and therefore does not propose to amend or review the LDP at this time.

Public and Private Sector Investment

- 3.46 A significant change in the approach to funding regeneration projects was announced in October 2012. The Welsh Government is winding down a number of regeneration initiatives in favour of a single all Wales funding programme, “Viable and Vibrant Places”. The new programme aims to reverse economic, social and physical decline and to achieve long lasting improvements in areas where the market will not sufficiently intervene. Further project specific development for this programme will take place during 2013-14. In the meantime the implementation of regeneration projects in Pontypridd and Aberdare is still ongoing.
- 3.47 The successful implementation of the LDP is not wholly dependent on the availability of funding from the public sector. A reduction in funding will inevitably have an adverse impact on the delivery of some elements of the Plan. Whilst there is no need to amend or review the LDP at this time, the Council will keep the matter under review.
- 3.48 The continued development of new housing and retail development in Rhondda Cynon Taf suggests that the private sector consider the County Borough to be a safe area for investment. The increase in development activity by the private sector is encouraging and provides a positive context for the implementation of proposals contained in the LDP. The Council is however, mindful that the recovery is fragile and will continue to monitor the delivery of major proposals.

4 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2013 AMR is the second monitoring report to be prepared since the adoption of the Rhondda Cynon Taf LDP and therefore provides an important opportunity for the Council to assess the impact the LDP is having on the social, economic and environmental well-being of the County Borough. Although two years can be considered a relatively short period of time in the development process and in comparison to the plan period itself, this second AMR allows for the identification of emerging patterns of development and issues.

4.2 This section of the report will firstly set out the Core and Local Output Indicators along with their Monitoring Results for 2012-2013. 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 and Local Output Indicators and Monitoring Results

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 (JHLA) (2012) indicates that the Council has a 4.5 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>2010/11 - 462 dwellings 2011/12 - 357 2012/13 - 414</p> <p>Affordable housing completions (excluding market)</p> <p>2010/11 - 78 dwellings 2011/12 - 39 2012/13 - 77</p> <p>Market housing completions (excluding affordable)</p> <p>2010/11 - 384 dwellings 2011/12 - 318 2012/13 - 337</p>
CI 3	Net employment land supply/development per annum	The LDP employment land supply is 98 hectares of which 0 hectares were developed during 2012-13

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 (of a total of 1183 hectares);</p> <table border="1" data-bbox="614 331 1417 678"> <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>3.1%</td> </tr> <tr> <td>2011 – 2012</td> <td>10.98ha</td> <td>0.9%</td> </tr> <tr> <td>2012 – 2013</td> <td>5.37ha</td> <td>0.45%</td> </tr> <tr> <td>Totals to date</td> <td>53.28ha</td> <td>4.5%</td> </tr> </tbody> </table> <p>All residential development permitted on residential allocation sites (total of 386 hectares of residential allocations and approximately 9,200 units);</p> <table border="1" data-bbox="614 819 1417 1193"> <thead> <tr> <th></th> <th>Size (ha)/Units</th> <th>% Allocated Land/ %Allocated Units</th> </tr> </thead> <tbody> <tr> <td>Up to 2011</td> <td>30.76 / 589</td> <td>7.96% / 6.4%</td> </tr> <tr> <td>2011 – 2012</td> <td>10.98 / 244</td> <td>2.84% / 2.65%</td> </tr> <tr> <td>2012 – 2013</td> <td>5.37 / 151</td> <td>1.39% / 1.64%</td> </tr> <tr> <td>Totals to date</td> <td>47.11 / 984</td> <td>12.2% / 10.69%</td> </tr> </tbody> </table> <p>The 5.37 hectares permitted on allocated sites during 2012-2013 is 6.69% of the overall total of 80.24 hectares of development permitted during the year.</p> <p>The 151 dwellings permitted on allocated sites during 2012-2013 equates to 16.4% of the overall total of 921 dwellings permitted during the year.</p>		Size (ha)	% of Allocated Land	Up to 2011	36.93ha	3.1%	2011 – 2012	10.98ha	0.9%	2012 – 2013	5.37ha	0.45%	Totals to date	53.28ha	4.5%		Size (ha)/Units	% Allocated Land/ %Allocated Units	Up to 2011	30.76 / 589	7.96% / 6.4%	2011 – 2012	10.98 / 244	2.84% / 2.65%	2012 – 2013	5.37 / 151	1.39% / 1.64%	Totals to date	47.11 / 984	12.2% / 10.69%
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CI 5	Average density of housing development permitted on allocated development plan sites	The average density of housing development permitted on allocated sites is 34.1 dph.																														
CI 6	Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum	During 2012-2013, 52.57%, or 42.19 hectares of a total of 80.24 hectares of development permitted, was on previously developed land. A further 12.96 % or 10.4 hectares was permitted on/within existing premises.																														
CI 7	Amount of major retail,	Correction of indicator result for 2011-2012;																														

	office and leisure development (sq m) permitted in town centres expressed as a % of all major retail, office and leisure development permitted. (Amended indicator as agreed)	<p>During 2011-2012, 7,717 sqm's of a total of 10,873 sqm's (equating to 70.97 %) of major retail, office and leisure development was permitted in town centres.</p> <p>2012-2013;</p> <p>During 2012-2013, 5,759 sqm's of a total of 21,449 sqm's (equating to 26.85 %) of major retail, office and leisure development was permitted in town centres.</p>
CI 8	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in CI and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2i-v)	During 2012-13, permission for the development of a single dwelling in a C2 floodrisk zone was allowed on appeal.
CI 9	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	During 2012-13, planning permission was granted for the development of 20.2 hectares of greenfield land and 2.28 hectares of open space. It should be noted that for the monitoring process, open space was classed as all open land within the settlement boundaries.
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 2012-13, a further 0.7 hectares of waste management capacity was permitted. This equates to 5.6% of the lower capacity requirement of 12.5 hectares, or 3.23% of the higher capacity requirement of 21.7 hectares. Taking account of the capacity previously permitted, the total 6 hectares permitted equates to 48% and 28% of the capacity requirements respectively.
CI 11	The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement (MTAN)	No primary land-won aggregates were permitted for extraction in 2012 – 2013.

<p>CI 12</p>	<p>The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum</p>	<p>During the monitoring period 2012-2013, 19 wind turbines were installed with a capacity of 43.4MW in Strategic Search Area F (SSAF). These included:</p> <ul style="list-style-type: none"> • the final 4 turbines at Mynydd Portref with a capacity of 3.4 MW – this development was outside SSA F but within the 5km boundary; • 8 turbines at the Maerdy Windfarm, with a capacity of 24 MW, all being within SSAF; and • a further 7 turbines at Mynydd Pwllyrhebog (part of Fforch Nest) with a capacity of 16MW, again all within SSA F. <p>In addition, during 2012 -13, planning permission was granted for 27.015 MW of renewable energy capacity in the form of wind turbines in Strategic Search Area F. This included:</p> <ul style="list-style-type: none"> • a 9 turbine, commercial windfarm at Mynydd Bwlfa, Hirwaun; and • 2 domestic wind turbines in Penrhiwfer and Penrhiwceiber. <p>A further 3.334 MW of renewable energy capacity has been permitted in the form of solar panels. These included:</p> <ul style="list-style-type: none"> • a 3MW Solar array on 1.155 hectares of farmland at Efail Isaf; and • 11 small scale arrays of solar panels on commercial buildings throughout the County Borough. <p>Planning permission has also been granted for a 56KW hydroelectric turbine scheme at Treherbert.</p> <p>Additionally, although not subject to a Local Authority level determination, the DECC approved a cross-authority development for 76 turbines with a 101MW capacity – namely Pen Y Cymoedd (Heads of the Valleys). 30 turbines will be sited within the part of SSAF that's within Rhondda Cynon Taf with an approximate 40MW capacity.</p>
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Local Output Indicators		Monitoring Results
LI 1	Number of dwellings permitted annually outside the defined settlement boundaries	23 dwellings were permitted outside the defined settlement boundaries during 2012 -13. Of these, 12 accorded with the requirements of the LDP (NSA12 /AW9) or PPW.
LI 2	Number of affordable dwellings provided annually on rural exception sites throughout Rhondda Cynon Taf	No affordable dwellings were permitted on rural exception sites in Rhondda Cynon Taf during 2012 – 13.
LI 3	Average house price in Rhondda Cynon Taf per annum	The average house price in the County Borough between May 2012 and May 2013 was £115,382. (Source - Hometrack):
LI 4	Amount of affordable housing provided by Social Housing Grant per annum	56 affordable houses were funded by Social Housing Grant during 2010-11. 23 affordable houses were funded by Social Housing Grant during 2011-12 51 affordable houses were funded by Social Housing Grant during 2012-13
LI 5	% of employment land lost to alternative uses per annum	No employment land was lost to alternative uses during 2012-13.
LI 6	Total convenience/ comparison retail floorspace developed per annum	No new convenience/comparison floorspace was developed during 2012-2013. The 7,717 sqm retail development on the former Brown Lennox retail allocation site in Pontypridd has been fully completed and the store opened.
LI 7	Annual vacancy rates for each Principal Town and Key Settlement	The Town Centre Retail Survey 2013 indicated annual vacancy rates for each of the principal towns and key settlements during 2012 -13 as follows: Aberdare 8.18% Pontypridd 9.22% Llantrisant / Talbot Green 2.68% Ferndale 6.52% Hirwaun 0% Llanharan 0%

		<p>Mountain Ash 23.66%</p> <p>Porth 11.48%</p> <p>Tonypandy 23.33%</p> <p>Tonyrefail 11.53%</p> <p>Treorchy 6.83%</p>
LI 8	Number of applications approved per annum for non-retail use in primary and secondary shopping frontages	No applications were approved during 2012-13 for non-retail uses in primary shopping frontages.
LI 9	Number of highway, roads, public transport and walking and cycling schemes implemented per annum	3 highways, road, public transport, walking and cycling schemes were implemented during 2012 – 2013.
LI 10	Proportion of new housing, employment and retail development accessible by a range of transport modes per annum	<p>99.3% of all new houses permitted are accessible/within 400 metres of at least one or more transport mode (in addition to the private car).</p> <p>89.5% (17 of 19), of all new employment permitted is accessible/within 400 metres of one or more transport mode.</p> <p>96% (28 of 29) of all retail permitted is accessible/within 400 metres of one or more transport modes.</p>
LI 11	The number of SINC affected by development and the number of mitigation schemes secured annually (amended indicator as agreed).	8 SINC have been affected by development during 2012-2013, with 5 of these permissions subject to agreed mitigation schemes.
LI 12	Annual recycling / reuse/composting rates	<p>The recycling/reuse/composting rates for 2012-2013 were as follows;</p> <p>Recycled – 35.18%</p> <p>Reused – 0.39%</p> <p>Composted – 8.60%</p> <p>Energy Recovery – 17.42%</p> <p>Landfilled – 38.4%</p> <p>N.B. Biodegradable municipal waste landfill allowance was 32,624 tons and only 26,833 tons was landfilled.</p>

LI 13	Amount of mineral deposits sterilised by new development annually	<p>The amount of mineral deposits sterilised by new development during 2012-2013 was as follows:</p> <ul style="list-style-type: none"> • Sandstone 1.66 hectares • Sand and Gravel 0 hectares • Limestone 0 hectares • Coal 4.54 hectares <p>In accordance with Mineral Planning Policy Wales, it was determined that only permanent developments outside the settlement boundary that were also classed as sensitive development could be considered to be sterilising the resource. Furthermore, any part of the minerals safeguarding areas which were already effectively sterilised on account of existing property (having the above characteristics), would not be taken into consideration when calculating the scale of the deposit affected.</p>
LI 14	Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of Strategic Sites	Pre-application discussions and /or masterplanning exercises have taken place in respect of the Former Phurnacite Plant, Robertstown / Abernant, Land South of Hirwaun and Mwyndy Strategic Sites during 2012-2013. No discussions took place in respect of the Former Maerdy Colliery or Former Fernhill Colliery sites.
LI 15	Planning permission granted for Strategic Sites	There has previously been permission for 247 dwellings on a part of the Strategic Site at Llanilid. The Council has resolved to approve 1,777 dwellings at the Llanilid site, subject to a Section 106 Agreement. It has also been resolved to approve part of the retail allocation of the Mwyndy Strategic Site, subject to a Section 106 Agreement.
LI 16	Annual rate of residential and/or commercial development on Strategic Sites	Prior to April 2012, 47 dwellings had been built on the Strategic Site at Llanilid. A further 64 dwellings were built during 2012 -13.
LI 17	Annual provision of local centres, primary schools, open space and biodiversity management schemes on Strategic Sites	No development of this type has taken place on any strategic site during 2012-2013.

LI 18	Annual provision of highway and utility infrastructure on Strategic Sites	No development of this type has taken place on any strategic site during 2012-2013.
LI 19	Implementation of Regeneration Strategies during 2010-2021	The Pontypridd and Aberdare Town Centre Regeneration Strategies were being implemented during 2012-2013. The Ferndale Town Centre Regeneration Strategy was completed during 2012 -13.

Core Policy Monitoring

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>The following dwelling completion figures for the NSA supersede those given in the 2012 AMR:</p>		

	General Market	Affordable	Total
2010 - 2011	160	21	181
2011 - 2012	130	26	156
2012 - 2013	94	52	146

Taking these and previous completions into consideration, an overall total of 1,247 new dwellings have been built in the NSA since the start of the plan period in 2006. (CI 2)

During 2012-13, the Council approved 328 new houses in the Northern Strategy Area.

The average density on allocated housing sites in the NSA during the previous AMR period was 32.4 dwellings per hectare (dph). In 2012/13, a similar average density of 33.3dph was achieved, above the required density of the LDP. (CI 5)

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

- NSA 9.4 - Site including the old brick works, old dairy and tipped land rear of Birchwood, Llwydcoed;
- NSA 9.11 - Gwernifor Grounds, Mountain Ash;
- NSA 9.18 – Llwynypia Hospital (Outline).

The Council has resolved to approve the following allocated site, subject to S106 Agreement:

- NSA 9.9 – Ynyscynon Farm, Cwmbach (Outline);

A planning application on the following allocated site is subject to determination:

- NSA 9.15 – Old Hospital Site and School Playground, Treherbert.

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

Strategic Sites

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

Sustainable Development

52.57% of all development permitted during 2012-13 was on previously developed land, with a further 12.96% permitted on or within existing premises. Of all the developments permitted within the NSA in 2012-13, (totalling 39.39 hectares), 22.02 hectares or 55.9% were on previously developed land. A further 4.86 hectares or 12.34% of all developments

permitted were on or within existing premises. (CI 6).

During 2012-13, (excluding land that is allocated), 25.17% of all development permitted was on greenfield land and 2.84% was permitted on open space. In the NSA, of the remaining 39.36 hectares permitted, 10.96 hectares or 27.9% of permissions were on greenfield sites and 1.52 hectares or 3.85% were on openspace. (CI 9)

One dwelling was approved (on appeal), in a C2 flood risk zone in the NSA in 2012-13. (CI 8)

During 2012 – 13, 15 wind turbines were installed in the NSA with a capacity of 40 MW and planning permission was granted for a further 41 turbines with a capacity of 67.015 MW. A further 3.334 MW of renewable energy capacity has been permitted in the form of solar panels across the County Borough and there has also been permission for a 56KW hydroelectric turbine scheme at Treherbert. (CI 12).

6 SINC have been affected by developments permitted in the NSA during 2012-13. Development proposals affecting 5 of these SINC include mitigations schemes. (LI 11)

Economic Activity

There was no development permitted on allocated employment or retail sites in the NSA during 2012-13. Further information is given regarding these issues in the relevant analysis of results for CS6 and CS7 below. Further information on any proposals for these sites is also detailed in Appendix 1 – Status of Allocations.

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

Sustainable Transportation / Accessibility

During 2012-13, no further allocated transportation schemes were permitted or implemented in the NSA. (LI 9).

Listed below are those completed to date:

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

Some progress has been made regarding further allocated schemes, which may be seen in further detail in Appendix 1 – Status of Allocations.

During 2012-13, the LDP has been successful in guiding development to sustainable locations. 99.3% of all new houses permitted are accessible/within 400 metres of at least one or more transport mode (in addition to the private car); 89.5% (17 of 19), of all new employment permitted is accessible/within 400 metres of one or more transport mode; and 96% (28 of 29) of all retail permitted is accessible/within 400 metres of one or more transport modes. (LI 10).

Regeneration

Two of the major town centre regeneration schemes in the NSA were continuing to be implemented during 2012-13. The Ferndale Regeneration programme has been completed during the year and has provided an investment of £3m in commercial property and public realm improvements in the town centre. The Aberdare Town Centre Regeneration

programme will provide an £8m investment in townscape heritage initiatives, commercial property and public realm improvements. (LI 19)

Comment

The monitoring targets for Policy CS1 require 40% of the LDPs 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 6 allocations have been subject to planning consent or implemented, which equates to 13.6% of all Strategic Site, residential, employment, retail and transportation allocations in the NSA. The Council recognises that the delivery of new development in the NSA in challenging economic conditions is going to be slower than in the South of the County Borough, particularly on large residential allocations. However, it is clear that there is a continued delivery of new houses in the NSA, both market and affordable, with 1,247 dwellings built since the start of the plan period, 146 during the AMR 2013 period and 328 dwellings approved. Furthermore, the Council believes that the significant investment from both the public and private sector which has taken place in the NSA since 2006 will lay the foundations for future growth and ensure the monitoring targets are achieved.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 2 - Development in the South	1, 2, 4, 5, 6 & 8	SSA 1 to SSA 27
TARGET:	MONITORING TARGET:	
To ensure sustainable growth in the Southern Strategy Area that benefits Rhondda Cynon Taf as a whole over the Plan period	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19		
ANALYSIS OF RESULTS:		
The objective in the Southern Strategy Area (SSA) is to ensure sustainable growth take place in a manner that benefits Rhondda Cynon Taf. In order to deliver sustainable growth it is necessary to manage residential and commercial growth in the SSA in a manner that balances the economic potential of the area within its environmental capacity. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:		

Housing

The following dwelling completion figures for the SSA supersede those given in the 2012 AMR:

	General Market	Affordable	Total
2010 - 2011	224	57	281
2011 - 2012	188	13	201
2012 - 2013	243	25	268

Taking these and previous completions into consideration, an overall total of 1,742 new dwellings have been built in the SSA since the start of the plan period in 2006. (CI 2)

During 2012-13, the Council approved 593 new houses in the Southern Strategy Area.

The average density on allocated housing sites in the SSA during the previous AMR period was 31 dph. In 2012/13 there was an increased density of 34.3dph, at the level required by the LDP. (CI 5)

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

- SSA 10.3 - Collenna Farm, Tonyrefail.
- SSA 10.7 – Land at Gwern Heulog, Coed Ely
- SSA 9 Former OCC Site, Llanilid (part)
- SSA 10.12 - Land east of Dolau County Primary School, Bridgend Road, Bryncae
- SSA 10.13 - West of Llechau, Llanharry.
- SSA 10.17 – Glyntaff Farm, Rhydyfelin

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

- SSA 10.2 - Trane Farm, Tonyrefail
- SSA 10.15 – Land South of Brynteg Court, Beddau
- SSA 10.16 - The Link Site, Pen-yr-Eglwys, Church Village
- SSA 10.18 – Land South of the Ridings, Tonteg and East of Station Road, Church Village.

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

Strategic Sites

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

Sustainable Development

52.57% of all development permitted during 2012-13 was on previously developed land, with a further 12.96% permitted on or within existing premises. Of all the developments permitted within the SSA in 2012-13, (totalling 40.85 hectares), 20.17 hectares or 49.37% were on previously developed land. A further 5.54 hectares or 13.56% of all developments permitted were on or within existing premises. (CI 6)

During 2012-13, (excluding land that is allocated), 25.17% of all development permitted was on greenfield land and 2.84% was permitted on open space. In the SSA, of the remaining 35.49 hectares permitted, 9.02 hectares or 25.42% of permissions were on greenfield sites and 0.762 hectares or 2.15% were on openspace. (CI 9)

No developments were approved in a C2 flood risk zone in the SSA. (CI 8)

Although Strategic Search Area F (SSAF) of TAN 8 is solely within the NSA, 4 wind turbines with a capacity of 3.4 MW were installed in the SSA, (although they are within the 5 KM search area of the SSAF). Of the 3.334 MW of capacity from solar panels permitted across the County Borough, a single large scale array with a 3MW capacity was approved in the SSA. (CI 12)

2 SINC have been affected by developments permitted in the SSA during 2012-13. Mitigation schemes were not required for the development proposals affecting these SINC. (LI 11)

Economic Activity

There was no development permitted on allocated employment or retail sites in the SSA during 2012-13. Further information is given regarding these issues in the relevant analysis of results for CS6 and CS7 below. Further information on any proposals for these sites is also detailed in Appendix 1 – Status of Allocations.

It should be noted that the 2 hectare retail allocation - SSA 15.1 at Brown Lennox is fully developed and operational.

Sustainable Transportation / Accessibility

During 2012-13, further implementation of the following schemes took place in the SSA: (LI 9)

- SSA 21.1 - Treforest Connect 2 and SSA 21.2 - Extension of Connect 2 scheme to Pontypridd, are in effect one scheme and are fully complete and operational;
- SSA 21.6 - Pontypridd to Tonyrefail via Llantrisant; section 1 is complete, section 2 is under construction and the third section is subject to planning.

Listed below are other schemes completed to date:

- SSA 20 - Taffs Well Station Park and Ride;
- SSA 21.3 – Maesycoed to Porth Cycle route;
- SSA 21.4 – Glyntaff to Nantgarw.

Progress has been made regarding further allocated schemes, which may be seen in further detail in Appendix 1 – Status of Allocations.

During 2012-13, the LDP has been successful in guiding development to sustainable

locations. 99.3% of all new houses permitted are accessible/within 400 metres of at least one or more transport mode (in addition to the private car); 89.5% (17 of 19), of all new employment permitted is accessible/within 400 metres of one or more transport mode; and 96% (28 of 29) of all retail permitted is accessible/within 400 metres of one or more transport modes. (LI 10)

Regeneration

The Pontypridd Town Centre regeneration scheme was being implemented in the SSA during 2012-13. The regeneration programme will result in an investment of £14m in commercial property and public realm improvements in the town centre during 2010 -15. (LI 19)

Comment

As with Policy CS 1 the monitoring targets for Policy CS2 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 of allocations by 2021. To date 13 allocations have been subject to planning consent or implemented, which equates to 36% of all Strategic Site, residential, employment, retail and transportation allocations in the SSA. It is also evidenced that there is a continued delivery of new houses in the SSA, both market and affordable, with 1,742 dwellings built since the start of the plan period, 268 during the AMR 2013 period and 593 dwellings approved. These are positive results particularly given the challenging economic conditions. The Council is therefore confident that the monitoring target for CS 2 will be 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:		

Public funding is required to reclaim the Former Maerdy Colliery Site. Discussions have taken place between the Council and the Welsh Government about the availability of funding. The Council is exploring the potential for private funding, including the use of community revenues from wind turbines, to help progress proposals. These considerations are at an early stage.

The Council remains confident that the monitoring targets will be met.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.2 – Former Fernhill Colliery	1, 2, 4, 5, 7 & 10	NSA 5
TARGET:	MONITORING TARGET:	
The construction of between 350-400 dwellings, a local retail centre and area of informal recreation	ADOPTION: None	
	2015: Submission of application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS RESULTS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
The site is available and is being actively marketed for development. The Council will continue to monitor the status of the site and is confident an application will be made by 2015.		

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	ADOPTION: None	
	2015: Submission of planning application	

formal/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>Pre application discussions are continuing between the Council, the site owners ((Coal Products Limited) and the Welsh Government. Significant investment has already been made in remediating the site. An initial masterplan and brief for the site has been produced. The Council is confident that the monitoring targets will be met.</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>There has been no commencement on site.</p> <p>Major pre-application discussions have been held over a significant period of time with the owners of the Robertstown and Abernant elements of the strategic site.</p> <p>A planning application for retail development on part of the Robertstown element of the site has been submitted to the Council and is awaiting determination.</p> <p>An outline application for the residential development of the Robertstown element of the site (former hospital site) is expected shortly.</p>		

The Council is confident that the monitoring targets will be met.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.5 – Land South of Hirwaun	1, 2, 4, 5, 7 & 10	NSA 8
TARGET:	MONITORING TARGET:	
The construction of 400 dwellings, 36 hectares of employment, a new primary school, 2000m ² retail floorspace, medical/community centre and area of informal recreation	ADOPTION: None	
	2015: Planning permission / implementation of development	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>The planning application for retail development on part of the site is expected to be determined in the near future. It is anticipated that the determination of this application will provide more certainty on the ability of other parts of the strategic site to come forward.</p> <p>There has been substantial advancement in the pre-extraction of minerals for the future development of the residential and employment elements of the site.</p> <p>The Council is confident that the monitoring targets will be met.</p>		

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

school 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>A planning application for 850 dwellings was submitted by the owners of the site in October 2010.</p> <p>Discussions between the applicant and the Council regarding the development of this complex site are ongoing and it is anticipated that a scheme can be agreed that delivers the LDP.</p> <p>The initial monitoring target has been met and the Council is confident that the final monitoring target will be met.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.7 – Mwyndy/Talbot Green Area	1, 2, 4, 5, 7 & 10	SSA 7
TARGET:	MONITORING TARGET:	
The construction of 500 dwellings, 15 hectares of employment, 23,400m ² new retail floorspace, 10,000m ² of leisure floorspace, a primary school, library/community facility and area of informal recreation	ADOPTION: Planning permission B1 & residential Development	
	2015: Submission of planning application and implementation of development	
	2021: Development completed	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>A planning application for the development of a new town centre was submitted by the owners of the site in November 2011. The application includes two elements, the outline proposals for the new town centre and the full detail for a new foodstore.</p>		

In February 2013, the Council resolved to approve the application, subject to a S106 Agreement.

It is anticipated that the determination of the retail elements of the strategic site will provide the platform for the employment and residential proposals across the wider site to come forward.

The Council is confident that the monitoring targets will be met.

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:		
Detailed pre application discussions have taken place in respect of this site over a considerable period of time and significant investment has been made in and around the site.		
Consent for 248 dwellings was approved by the Council in June 2008. The consent is currently being implemented.		
A planning application for 1850 dwellings was received by the Council in August 2010. The Council resolved to approve the application subject to a S106 agreement in November 2011. Negotiations in respect of the S106 agreement are complete and it is anticipated these will be resolved shortly.		
The Council is confident that the monitoring targets will be met.		

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: 14385 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. At present the Joint Housing Land Availability Study (2012), indicates that Rhondda Cynon Taf has a 4.5 year housing land supply. (CI 1)</p> <p>The following dwelling completion figures for Rhondda Cynon Taf supersede those given in the 2012 AMR:</p> <table border="1"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2010 - 2011</td> <td>384</td> <td>78</td> <td>462</td> </tr> <tr> <td>2011 - 2012</td> <td>318</td> <td>39</td> <td>357</td> </tr> <tr> <td>2012 - 2013</td> <td>337</td> <td>77</td> <td>414</td> </tr> </tbody> </table> <p>Taking these and previous completions into consideration, an overall total of 2,989 new dwellings were built in Rhondda Cynon Taf since the start of the plan period in 2006. (CI 2)</p> <p>During 2012-13, the Council approved 921 new houses in Rhondda Cynon Taf.</p> <p>The average density of houses permitted on allocated housing sites during the 2013 AMR period was 34.1 dph.</p> <p>The chart below shows the total of allocated residential land and units permitted to date, including this as a percentage of overall allocated residential land: (CI 4)</p> <table border="1"> <thead> <tr> <th></th> <th>Size (ha)/Units</th> <th>%Allocated Land/ %Allocated Units</th> </tr> </thead> <tbody> <tr> <td>Up to 2011</td> <td>30.76 / 589</td> <td>7.96% / 6.4%</td> </tr> <tr> <td>2011 – 2012</td> <td>10.98 / 244</td> <td>2.84% / 2.65%</td> </tr> </tbody> </table>				General Market	Affordable	Total	2010 - 2011	384	78	462	2011 - 2012	318	39	357	2012 - 2013	337	77	414		Size (ha)/Units	%Allocated Land/ %Allocated Units	Up to 2011	30.76 / 589	7.96% / 6.4%	2011 – 2012	10.98 / 244	2.84% / 2.65%
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2012 – 2013	5.37 / 151	1.39% / 1.64%
Totals to date	47.11 / 984	12.2% / 10.69%

The 151 dwellings permitted on allocated sites during 2012-2013 equates to 16.4% of the overall total of 921 dwellings permitted during the year.

The residential allocations currently being developed or otherwise with planning permission are listed in the analysis of policies CS1 and CS2. They are also shown in detail in Appendix 1 - Status of Allocations.

Although below the annual target figure, the construction rate represents a small increase on last years building activity. It is further evidenced that there is a continued delivery of new houses in Rhondda Cynon Taf, both market and affordable, with 2,989 dwellings built since the start of the plan period, of which 414 during the 2013 AMR period whilst 921 dwellings were approved in 2012 -13. The impact of the economic recession has had a significant effect on the operations of the housing market both nationally and at a local level. The situation in Rhondda Cynon Taf mirrors that of many South East Wales authorities. The under performance of the housing market locally is attributable to economic conditions not necessarily to the availability of land. Indeed, this is partly demonstrated by the results of the Joint Housing Land Availability Study (2012), which indicates that the Council has a 4.5 year supply of developable land. Sufficient land to build over 4,000 new dwellings.

Whilst the Council recognises that meeting the monitoring targets for the core policy will be challenging, it believes that the availability of suitably developable allocated land, presents an opportunity to ameliorate the impact of the recession on Rhondda Cynon Taf's housing market. On balance, therefore, the Council believes that the monitoring targets can be met without intervention.

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

CI 2, CI 4, LI 1, LI 2, LI 3 and LI 4

ANALYSIS OF RESULTS:

Policy CS 5 seeks the provision of 1770 affordable homes over the LDP period. During 2012-13 77 new affordable homes were built in Rhondda Cynon Taf. Including the 39 dwellings built in 2011 - 12, the total number of affordable homes built since 2006 is 430.

The delivery of new affordable housing in Rhondda Cynon Taf is intrinsically linked to the development of new general market housing. The downturn in volume house building experienced nationally caused by the economic recession has resulted in a reduction of house building activity in the County Borough and therefore a reduction in the provision of affordable homes. As the economy recovers the Council is confident that opportunities to secure and build further affordable homes will increase. The Council therefore remains confident that the monitoring targets will be met without intervention

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 6 – Employment Requirements	3	AW 11, NSA 14 – 16 & SSA 14
TARGET:	MONITORING TARGET:	
Development of 51 hectares for 'strategic' employment and 47 hectares for 'local' employment opportunities	ADOPTION: None	
	2015: 25ha 'strategic' employment / 23 ha for 'local' employment	
	2021: 51ha for 'strategic employment' / 47 ha for 'local' employment	
PERFORMANCE:		

CORE AND LOCAL OUTPUT INDICATORS:

CI 3, CI 4, CI 6 and LI 5

ANALYSIS OF RESULTS:

Policy CS 6 the LDP allocates 51 hectares of land for strategic employment and 47 hectares for local employment purposes. None of these employment allocations were developed during 2012-13 and none were lost to alternative uses.

In addition to the allocated sites, the Council monitors annually the existing 122 employment sites across the County Borough, which consist of approximately 1,532 primarily B1,B2 and B8 employment units. As well as ensuring the ability of new sites to come forward, the LDP also plays a key role in protecting and managing these sites. Approvals during 2012-13 for example include two significant B2 and B8 units at Hirwaun

Industrial Estate.

Whilst it is expected that the delivery of new employment land will be challenging, the Council is confident that as the economy recovers and opportunities to secure employment related inward investment increase, it will have both suitable allocated sites and existing sites to meet this need.

The Council will continue to monitor progress towards the monitoring targets and assess any opportunities that arise to intervene in the delivery of new employment land.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 7 - Retail Development	2 & 6	NSA 17 SSA 15
TARGET:	MONITORING TARGET:	
Improve viability and vitality of 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf over the Plan period Development of between 34,400m ² -36,400m ² new retail floorspace throughout the County Borough over the Plan period	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 4, CI 6, CI 7, LI 6, LI 7 and LI 8		
ANALYSIS OF RESULTS:		
The LDP allocates land for the development of between 34,400sqm - 36,400sqm of new retail floorspace. Since the adoption of the LDP, planning permission has been granted for 7,717sqm of new retail floor space at Pontypridd Retail Park/Brown Lennox - SSA 15.1. This 2 hectare site is now fully developed and operational. An outline planning application for the development of 33,400sqm's of retail and leisure floor space, in the form of a new town centre and food store, was submitted by the owners of the Strategic Site at Mwyndy / Talbot Green (SSA 8) in November 2011. Committee resolved to approve the application subject to a S106 Agreement in February 2013.		

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

<i>Principal Town / Key Settlement</i>	<i>Vacancy Rate 2012/2013</i>	<i>Vacancy Rate 2011/2012</i>	<i>Vacancy Rate 2010/2011</i>
Aberdare	8.18%	6.0%	12.9%
Pontypridd	9.22%	7.28%	6.63%
Llantrisant/Talbot Green	2.68%	3.57%	0.9%
Ferndale	6.52%	8.7%	13.0%
Hirwaun	0%	4.76%	4.76%
Llanharan	0%	0%	5.0%
Mountain Ash	23.66%	18.28%	19.35%
Porth	11.48%	10.92%	15.13%
Tonypandy	23.33%	18.24%	18.24%
Tonyrefail	11.53%	7.55%	9.26%
Treorchy	6.83%	5.93%	4.2%
Overall Vacancy Rates	10.8%	9.1%	10.7%

The overall vacancy rate for the Principle Towns and Key Settlements is 10.8% which is below the national average rate. The individual vacancy rates are relatively low, although there are some notable exceptions with Mountain Ash and Tonypandy experiencing higher levels of vacancy. Other smaller centres such as Llanharan and Hirwaun, however, are seeing more successful rate of occupancy. Retail activity in the Principal Towns and Key Settlements in Rhondda Cynon Taf has been affected by the economic recession, although town centre vacancy rates here are below those being experienced nationally.

The Council is therefore confident that the monitoring targets will be met.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 8 - Transportation	6 & 8	NSA 20 to NSA 23 & SSA 18 to SSA 21
TARGET:	MONITORING TARGET:	
Promote more sustainable forms of transport throughout Rhondda Cynon Taf Reduce need to travel through the development of new services in accessible locations throughout the plan period	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 9 and LI 10		
ANALYSIS OF RESULTS:		
<p>The LDP allocates land for a range of transportation schemes. During 2012-13 - 3 highways, roads, public transport, walking and cycling schemes were implemented. Funding bids have been submitted in relation to the Cynon Valley Cycle Route NSA 23.2. Further information on the allocated transportation schemes may be seen in Appendix 1 – Status of Allocations.</p> <p>During 2012-13, implementation of these following schemes took place:</p> <ul style="list-style-type: none"> • SSA 21.1 - Treforest Connect 2 and SSA 21.2 - Extension of Connect 2 scheme to Pontypridd, are in effect one scheme and are fully complete and operational; • SSA 21.6 - Pontypridd to Tonyrefail via Llantrisant; section 1 is complete, section 2 is under construction and the third section is subject to planning. <p>Listed below are other schemes completed to date:</p> <ul style="list-style-type: none"> • NSA 21.3 - Expansion of existing park and ride facilities, Robertstown; • NSA 23.3 - The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate. • SSA 20 - Taffs Well Station Park and Ride; • SSA 21.3 – Maesycoed to Porth Cycle route; • SSA 21.4 – Glyntaff to Nantgarw. 		

The findings of the 2012-13 monitoring exercise indicate that the LDP has been successful in guiding development to sustainable locations. 99.3% of all new houses permitted are accessible/within 400 metres of at least one or more transport mode (in addition to the private car); 89.5% (17 of 19), of all new employment permitted is accessible/within 400 metres of one or more transport mode; and 96% (28 of 29) of all retail permitted is accessible/within 400 metres of one or more transport modes.

The Council is confident that the monitoring targets will be met.

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:		
During 2012-13, 0.7 hectares of waste management capacity was permitted. This equates to 5.6% of the lower capacity requirement of 12.5 hectares, or 3.23% of the higher capacity requirement of 21.7 hectares. Taking account of the capacity previously permitted, the total 6 hectares permitted equates to 48% and 28% of the capacity requirements respectively.		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 10 - Minerals	10	AW 14 & SSA 26
TARGET:	MONITORING TARGET:	
Maintain 10-year land bank of permitted aggregates reserves	ADOPTION: N/A	
	2015: N/A	
	2021: N/A	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 11		
ANALYSIS OF RESULTS:		
No primary land-won aggregates were permitted for extraction in 2012 – 2013. Rhondda Cynon Taf has more than a 10 year land bank of permitted aggregates reserves.		

5 SUSTAINABILITY APPRAISAL MONITORING

- 5.1 The SA of the LDP identifies 22 targets and 25 significant effect indicators which are intended to measure the social, economic and environmental impact of the LDP. The monitoring requirement of the Habitats Regulations Assessment is also being undertaken as part of the SA monitoring process.
- 5.2 A key issue in determining the Plan's sustainability progress is in ensuring the proposed indicators are providing the necessary information to allow prediction of the effects of the plan. The AMR 2012 monitoring process found that there was opportunity to improve the SA monitoring to ensure that appropriate data was collected. The agreed amendments and additions to the indicators have been included in this years SA monitoring below.

Results of the SA Monitoring

1. Housing	
SA Target	SA Indicator
<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 2012 – 13, 414 dwellings, including market and affordable, were built in total. 77 of these were affordable, equating to 18.6% of all houses built during the year.</p> <p>From an SA perspective the overall figures on affordable housing are progressing in the right direction and the prediction made in the SA of an increase in provision of affordable housing is correct. The SA also predicted that this would have positive long term effects for health and economy through the retention of young people and families, and especially in the northern areas, where depopulation is an issue.</p> <p>However as noted in the analysis of results for CS 5- Affordable Housing, the delivery of affordable housing is closely tied to 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 throughout the plan period. This will be dependent on economic recovery (on a national and local scale).</p>	

2. Culture and Heritage		
SA Target	SA Indicator	
<ul style="list-style-type: none"> Reduce number of buildings on at risk register (year on year) Maintain/ protect locally designated sites of cultural value and areas of high archaeological value 	<ul style="list-style-type: none"> Buildings at Risk (absolute number) Number of Designated Sites with Management Plans 	
Monitoring Results	(Buildings at risk)	(Mgt plans)
<p>April 2010-March 2011:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 5 Designated Sites with Management Plans. <p>April 2011-March 2012:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>April 2012-March 2013:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans. <p>The target relating to maintaining and protecting locally designated sites is slowly being achieved, with 7 designated sites having Management Plans and two further draft conservation area appraisals and management plans have been prepared, although they are yet to be adopted. Consent has been granted and funding secured for a comprehensive restoration of the Grade II listed Lido in Ynysangharad Park, Pontypridd to an operational facility.</p> <p>It is recommended that the rate of development of management plans be increased to ensure a higher level of protection by the plan's completion date. Likewise the Council and other stakeholders (e.g. Cadw) should seek to reduce the number of buildings at risk in the County Borough, looking for opportunities for reuse of buildings, or at the least, essential maintenance.</p>		

3. Communities		
SA Target	SA Indicator	
<ul style="list-style-type: none"> • Improve access to public transport and community facilities for all • Increase % of people with qualifications and improve skills 	<ul style="list-style-type: none"> • Proportion of new housing, employment and retail development accessible by a range of transport modes per annum. • Number of enrolments on adult education courses per 1000 population. • % of 15/16 year olds achieving the 'core subject indicator' (grade C in GCSE English or welsh and Science in combination). 	
Monitoring Results	(access to transport modes)	(education)
<p>Improve access to public transport and community facilities for all.</p> <p>April 2011-March 2012:</p> <ul style="list-style-type: none"> • 97.7% of all new housing permitted is accessible/within 400 metres of one or more transport mode; • 99.7 % of all new employment permitted is accessible/within 400 metres of one or more transport mode; • 100% of all retail permitted is accessible/within 400 metres of one or more transport modes. <p>April 2012 - March 2013:</p> <ul style="list-style-type: none"> • 99.3% of all new housing permitted is accessible/within 400 metres of at least one or more transport mode (in addition to the private car); • 89.5% (17 of 19), of all new employment permitted is accessible/within 400 metres of one or more transport mode; • 96% (28 of 29) of all retail permitted is accessible/within 400 metres of one or more transport modes. <p>Overall, the indicators measured for accessibility illustrate a good level of performance. In particular, the proximity of new development permitted to transport modes is very high, from 89 to 99 percent. It is clear that the LDPs strong policies on public transport are having the predicted positive effect with regard to new development. This will also have positive effects for existing communities in the long term.</p> <p>Increase % of people with qualifications and improve skills.</p> <p>April 2010-March 2011:</p> <ul style="list-style-type: none"> • 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).

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 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).

In terms of increasing skills and qualification, the figures show a similar number of adults enrolling in adult education courses between 2011/12 and 2012/13. Although this is down slightly (0.5%) on the previous year, the situation should continue to be monitored. With regard to GCSE performance, the results are very similar to 2011/2012, although below the national (Welsh) average of 51%, which itself was 1% higher than 2011. (Source: Statistics for Wales - Schools in Wales: Examination Performance 2012).

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 2010-March 2011:</p> <ul style="list-style-type: none"> • 9,313 visits per 1,000 population to indoor and outdoor sports and recreational facilities. <p>April 2011-March 2012:</p> <ul style="list-style-type: none"> • 9,876 visits per 1,000 population to indoor and outdoor sports and recreational facilities. <p>April 2012 – March 2013:</p> <ul style="list-style-type: none"> • 11,628 visits to local authority sport & leisure centres per 1,000 population where the visitor will be participating in Physical activity. <p>These figures show a 17.74% increase from 2011/12 in the number of visits to the County Borough's sport and leisure centres. This is a positive step forward in the effort to encourage more people to keep fit and healthy, whilst giving acknowledgment to the considerable investment in the authority's leisure facilities.</p>	

5. Economy		
SA Target	SA Indicator	
<ul style="list-style-type: none"> Broaden the Economic base by creating more varied and stronger businesses 	<ul style="list-style-type: none"> Economic activity by sector Annual vacancy rates for each Principal Town and Key Settlement 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
<p>The data for employment by occupation is no longer available in the format as shown above from previous years monitoring. The census 2011 data, which was released during 2012-13, gives a varied categorisation of occupations, as shown below;</p>		
Occupation of all persons in employment age 16 - 74	Rhondda Cynon Taf (%)	Wales (%)
1. Managers, Directors and Senior Officials	7.8	9.2
2. Professional	13.9	15.8

Occupations		
3. Associate Professional and Technical Occupations	10.3	10.8
4. Administrative and Secretarial Occupations	11.4	11.1
5. Skilled Trades Occupations	13.0	13.4
6. Caring, Leisure and Other Service Occupations	11.8	10.5
7. Sales and Customer Service Occupations	9.0	9.0
8. Process, Plant and Machine Operatives	9.8	8.1
9. Elementary Occupations	12.9	11.9

It is therefore not possible to make comparative comments on this indicator, although it is anticipated that this data source will be updated for next years AMR.

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 2012/2013. The results for 2011/2012 and 2010/2011 are also shown for the purpose of comparison:

<i>Principal Town / Key Settlement</i>	<i>Vacancy 2012/2013</i>	<i>Rate</i>	<i>Vacancy 2011/2012</i>	<i>Rate</i>	<i>Vacancy 2010/2011</i>	<i>Rate</i>
Aberdare	8.18%		6.0%		12.9%	
Pontypridd	9.22%		7.28%		6.63%	
Llantrisant/Talbot Green	2.68%		3.57%		0.9%	
Ferndale	6.52%		8.7%		13.0%	
Hirwaun	0%		4.76%		4.76%	
Llanharan	0%		0%		5.0%	
Mountain Ash	23.66%		18.28%		19.35%	

Porth	11.48%	10.92%	15.13%
Tonypanyd	23.33%	18.24%	18.24%
Tonyrefail	11.53%	7.55%	9.26%
Treorchy	6.83%	5.93%	4.2%
Overall Vacancy Rates:	10.8%	9.1%	10.7%

The overall vacancy rate for the Principle Towns and Key Settlements is 10.8% which is a slight increase on 2011 - 12. This vacancy rate is still relatively low and is below those being experienced nationally.

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 data for 2012 will not be published until December 2013.

The most recent data available is for the calendar year of 2011, when the business birth rate in Rhondda Cynon Taf was 555.

Although some data is available to assess the delivery of this target, the information available is limited and does not allow for meaningful analysis to be undertaken. Further data will be available in the 2013 -14 AMR which will ensure a robust judgements to be made.

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>2010 – 2011:</p> <ul style="list-style-type: none"> 25.6% of all working age people in Rhondda Cynon Taf are economically inactive. <p>2011 – 2012:</p> <ul style="list-style-type: none"> 25.3% of all working age people in Rhondda Cynon Taf are economically 	

inactive;

- 63.5% employment rate in Rhondda Cynon Taf (of persons aged 16-64years) (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 16-64years) (Stats Wales).

'StatsWales' shows a small drop in the number of economically inactive working age people in Rhondda Cynon Taf, from 25.6% of the population in 2010 - 11 to 24% in 2012 - 13. This is a positive trend in light of the current economic situation and wider national increase in unemployment.

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>April 2011-March 2012:</p> <ul style="list-style-type: none"> 3.9% [8] of new development delivered sustainable transport solutions. <p>April 2012 - March 2013:</p> <ul style="list-style-type: none"> 4 new developments delivered sustainable transport solutions, primarily large, community-use developments. <p>99.3% of all new houses permitted during 2012 -13 are accessible/within 400 metres of at least one or more transport mode (in addition to the private car).</p> <p>89.5% (17 of 19), of all new employment permitted is accessible/within 400 metres of one or more transport mode.</p> <p>96% (28 of 29) of all retail permitted is accessible/within 400 metres of one or more transport modes.</p> <p>Based on the monitoring results of Local indicator 10, (as shown above), which considered the proximity of new developments to existing transport services, it</p>	

would appear that this target is being met. However, the indicator this year again shows that only 4 new developments delivered sustainable transport solutions. The indicator fails to make the linkage between the provision of, and need for new transport solutions. Further indicators are considered below.

Travel to Work.

The Census 2011 indicates that the following percentages of a total of 172,047 residents between the ages of 16 and 74 use the following modes of travel to work. (This census data indicates that 72,720 or 42.3% of this age group of people are not in employment, for a variety of reasons).

Private Car, Motorcycle/Taxi/Van - 46.0%

Public Transport - 4.8%

On Foot - 5.0%

Cycle/Other - 0.5%

Works at Home - 1.6%

Local Bus Services and their patronage.

Currently there are 69 local bus services operating throughout Rhondda Cynon Taf. A numerical comparison for previous years is not available, although the network has remained reasonably consistent for several years. 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. This is because of the difficulties in turning and timekeeping problems.

The majority of local bus services are operated on a commercial basis. Due to the information being commercially sensitive, operators do not provided us with patronage data. However there is a regional database being compiled for south east Wales but it shows general trends by operator rather than being route specific.

8. Built Environment	
SA Target	SA Indicator
<ul style="list-style-type: none"> Promote improved design standards and encourage community participation in the planning process 	% (or number of) new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards
Monitoring Results	
April 2011-March 2012: <ul style="list-style-type: none"> 1.8% [4] new builds meet BREEAM standards; 	

- 76.9% [87] new builds for C3 meet Level 3 Code for Sustainable Homes.

April 2012 – March 2013:

- 99.3% (707) of new-build residential units permitted met level 3 or higher of the Code for Sustainable Homes.
- 4 of 9 permitted new-build commercial developments met BREEAM standards.

During this year’s monitoring period, 792 new-build residential units were permitted which, accordingly, are subject to the requirements of the Code for Sustainable Homes. This figure therefore excluded the 129 residential units permitted within existing buildings and premises. Of the 792 dwellings, 80 were permitted in an outline application scheme where the details of the construction of the dwellings were not submitted. Of the remaining 712 units, 5 have not met the minimum Level 3 of the Code. However these were all renewals of, or modifications to, previous permissions from over 3 years ago. 2 dwellings met level 5 of the Code. This extremely high rate for new dwellings reaching the requirements of the Code for Sustainable Homes can be seen as a commendable achievement.

During 2012-2013, 9 new-build structures were permitted for commercial developments. In order to ensure an improvement in the achievement of this standard, the Council will consider preparing specific guidance.

9. Landscape	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Protect the landscape value of Rhondda Cynon Taf. 	<ul style="list-style-type: none"> • Number of Special Landscape Areas affected by development.
Monitoring Results	
<p>There were 17 new-build developments permitted within 9 of the designated Special Landscape Area’s (SLA’s) during 2012-2013. These were primarily small residential proposals, including extensions, and agricultural or horsicultural proposals that were all deemed appropriate to the character of the SLA. A small scale solar panel array was also approved partly within an SLA. Together, all these developments will cover an area of land no more than 1.0557 hectares.</p>	

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 2012 – 2013, 8 SINC have been affected by development. In order to mitigate the impact of development, mitigation schemes have been agreed on 5 sites. The net result is to ensure that the impact of development on the designated SINC is of an acceptable level.</p> <p>NRW advised that the most recent monitoring results of the 12 biological SSSI and 3 SAC in Rhondda Cynon Taf, indicate that 6 of the SSSI and 2 SAC have 1 or more of their qualifying features in an unfavourable condition. However, NRW, who undertake the assessments, state that the monitoring cycles are between 3 and 6 years depending on the habitat, so some of the status of the SSSI may have changed.</p> <p>The availability of data to effectively monitor this indicator remains problematic. 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 development in flood risk areas. 	<ul style="list-style-type: none"> '% [or number of as proportion of total] of new development of 5 dwellings or more with integrated sustainable drainage systems Amount of new development in C1 and C2 as a proportion of the total development allowed contrary to TAN 15

Monitoring Results	
<p>April 2011-March 2012:</p> <ul style="list-style-type: none"> • 9.4% [19] of new development includes SUDS; • No new development in a C1 or C2 flood risk zone that is contrary to TAN 15. <p>April 2012 – March 2013:</p> <ul style="list-style-type: none"> • 3 out of 13 (23%) of new-build developments of over 5 dwellings included a Sustainable Drainage System as part of their proposal. This consisted of 127 dwellings out of a total of 644; • Permission for the development of a single dwelling in a C2 floodrisk zone was approved, following appeal, in 2012-2013. <p>At this stage, overall performance on water remains uncertain, although likely to be negative due to an increase in development, which places additional pressure on the water environment.</p>	

12. Climate Change																																			
SA Target	SA Indicator																																		
<ul style="list-style-type: none"> • Reduce greenhouse gas emissions 	<ul style="list-style-type: none"> • % change in per capita carbon dioxide emissions across industry/commercial, domestic, road transport and total CO₂ 																																		
Monitoring Results																																			
<p>Local Authority Carbon Dioxide Figures (September 2012) In tCO₂. With the data for 2010 being the most recent.</p> <table border="1"> <thead> <tr> <th><i>Rhondda Cynon Taf</i></th> <th><i>Industry commercial & Domestic</i></th> <th><i>Road Transport</i></th> <th><i>Total</i></th> </tr> </thead> <tbody> <tr> <td>2005</td> <td>2.50</td> <td>2.50</td> <td>1.70</td> <td>6.70</td> </tr> <tr> <td>2006</td> <td>2.50</td> <td>2.50</td> <td>1.70</td> <td>6.70</td> </tr> <tr> <td>2007</td> <td>2.40</td> <td>2.40</td> <td>1.70</td> <td>6.50</td> </tr> <tr> <td>2008</td> <td>2.20</td> <td>2.40</td> <td>1.70</td> <td>6.20</td> </tr> <tr> <td>2009</td> <td>1.90</td> <td>2.10</td> <td>1.60</td> <td>5.60</td> </tr> <tr> <td>2010</td> <td>2.00</td> <td>2.30</td> <td>1.60</td> <td>5.80</td> </tr> </tbody> </table> <p>According to the data available from DECC, the Co2 emissions in RCT Borough per head of population have increased slightly over the past year in two of the 3</p>		<i>Rhondda Cynon Taf</i>	<i>Industry commercial & Domestic</i>	<i>Road Transport</i>	<i>Total</i>	2005	2.50	2.50	1.70	6.70	2006	2.50	2.50	1.70	6.70	2007	2.40	2.40	1.70	6.50	2008	2.20	2.40	1.70	6.20	2009	1.90	2.10	1.60	5.60	2010	2.00	2.30	1.60	5.80
<i>Rhondda Cynon Taf</i>	<i>Industry commercial & Domestic</i>	<i>Road Transport</i>	<i>Total</i>																																
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indicators, remaining the same in the third. When considering the pattern over a longer period of data, the emissions are still decreasing. Whilst this is a positive sign, and reflects overall CO₂ reductions across the United Kingdom, it may be considered to be a response to the economic recession and reduced industrial activity. Domestic use may also have reduced due to the economic recession. Overall, a positive result for the County Borough, but one that requires ongoing monitoring to ensure that improved economic conditions in the future don't lead to an increase in Co2 emissions.

13. Energy	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Improve energy efficiency and maximise the use of renewable energy • Encourage energy efficient design in development 	<ul style="list-style-type: none"> • The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum. • % [or number of as proportion of total] new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards
Monitoring Results	
<p>The analysis of the results of new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards are shown above in SA Indicator 8.</p> <p>(April 2012 – March 2013:</p> <ul style="list-style-type: none"> • 99.3% (707) of new-build residential units permitted met level 3 or higher of the Code for Sustainable Homes; • 4 of 9 permitted new-build commercial developments met BREEAM standards). <p>Renewable Energy</p> <p>Up until 1st April 2012, there were 35 industrial sized wind turbines constructed and operating within Rhondda Cynon Taf, with a total (approximate), capacity of 21 MW.</p> <p>During the monitoring period 2012-2013, 19 wind turbines were installed with a capacity of 43.4MW in Strategic Search Area F (SSAF). These included;</p> <ul style="list-style-type: none"> • the final 4 turbines at Mynydd Portref with a capacity of 3.4 MW – this development was outside SSA F but within the 5km boundary; 	

- 8 turbines at the Maerdy windfarm, with a capacity of 24 MW, all being within SSAF, and;
- A further 7 turbines at Mynydd Pwllyrhebog (part of Fforch Nest) with a capacity of 16MW, again all within SSA F.

In addition, during 2012 -13, planning permission was granted for 27.015 MW of renewable energy capacity in the form of wind turbines in Strategic Search Area F. This included:

- A 9 turbine, commercial windfarm at Mynydd Bwllfa, Hirwaun;
- 2 domestic wind turbines in Penrhiwfer and Penrhiwceiber.

A further 3.334 MW of renewable energy capacity has been permitted in the form of solar panels. These included:

- A 3MW Solar array on 1.155 hectares of farmland at Efail Isaf;
- 11 small scale arrays of solar panels on commercial buildings throughout the County Borough.

There has also been permission for a 56KW hydroelectric turbine scheme at Treherbert.

Additionally, although not subject to a Local Authority level determination, the DECC approved a cross-authority development for 76 turbines with a 101MW capacity – namely Pen Y Cymoedd (Heads of the Valleys). 30 of these will be within the Rhondda Cynon Taf element of SSA F.

14. Land and Soils	
SA Target	SA Indicator
<ul style="list-style-type: none"> • Increase proportion of development on previously developed land 	<ul style="list-style-type: none"> • The number of new housing units provided during the year on previously developed land as a percentage of all new housing units provided during the year
Monitoring Results	
<p>2010 - 2011:</p> <ul style="list-style-type: none"> • 462 dwellings were completed of which 289 were on previously developed land , which is a percentage of 62.5%. <p>2011 - 2012:</p> <ul style="list-style-type: none"> • 357 dwellings were completed of which 203 were on previously developed land, which is a percentage of 56.8%. <p>2012 - 2013</p> <ul style="list-style-type: none"> • 414 dwellings were completed of which 195 were on previously developed land, which is a percentage of 47.1%. 	

The indicators would suggest a decline in percentage of development built on Previously Developed Land, however it is important to consider a more longitudinal view of this indicator, as it will vary considerably from year to year depending on which sites are brought forward. The average over the period since adoption is 55% of all new housing development is taking place on previously developed land.

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 2010 - March 2011:</p> <ul style="list-style-type: none"> 52.75% of waste land filled; 0.28% of waste reused; 30.74% of waste recycled. <p>April 2011 - March 2012:</p> <ul style="list-style-type: none"> 43.2% of waste land filled; 0.32% of waste reused; 32.00% of waste recycled. <p>April 2012 - March 2011:</p> <ul style="list-style-type: none"> 38.4% of waste landfilled; 0.39% of waste reused; 35.18% of waste recycled; 17.42% of waste subject to energy recovery; 8.6% of waste composted. <p>The results of this indicator show a very positive direction of travel for the waste indicators. Furthermore, biodegradable municipal waste landfill allowance was 32,624 tons and the Council actually land filled 26,833 tons.</p>	

16. Minerals	
SA Target	SA Indicator
<ul style="list-style-type: none"> Increase % of secondary and recycled aggregate sources in all developments 	<ul style="list-style-type: none"> Extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates.
Monitoring Results	
There were no primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates during 2012-2013.	

17. Air Quality						
SA Target			SA Indicator			
<ul style="list-style-type: none"> Maintain and improve air quality 			<ul style="list-style-type: none"> % decrease in pollutants monitored through Air Quality Management Area (AQMA) (NO_x, NO₂, PM₁₀) 			
Monitoring Result						
	No. AQMAs	No. properties in AQMAs	Average NO ₂ in AQMAs	% change	Ave. Worst NO ₂ in AQMAs	% change
2011 - 2012						
Rhondda	4	467	45.28	-10.43%	50.72	-4.12%
Cynon	3	313	41.05	-6.06%	47.64	0.72%
Taf	6	808	40.36	-14.49%	55.94	7.99%
Total	13	588	41.8	-11.81%	55.94	9.47%
2012 - 2013						
Rhondda	4	453	46.98	3.8%	49.00	-3.4%
Cynon	3	381	37.36	-9.0%	45.27	-5.0%
Taf	6	825	36.34	-10.0%	46.08	-17.6%
Total	13	1659	40.23	-3.8%	46.78	-9.0%

Although the number of Air Quality Management Areas has remained the same, the overall average amount of NO₂ throughout the 13 areas has reduced by 3%.

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 2013 AMR is the second 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 and to determine whether or not it needs to be amended or subject to review.
- 6.2 The monitoring framework for the Rhondda Cynon Taf LDP requires detailed consideration of 5 key factors. In addition to this, LDP Wales (2005) asks for 7 further factors to be considered when monitoring LDP's. Although broadly discussed above, the following section provides a conclusion of findings of the monitoring process, specifically addressing the requirements of these monitoring frameworks.

Rhondda Cynon Taf LDP Monitoring Framework

- 6.3 Responses to each of the assessment factors identified in the LDP are outlined below:
- 1) *Has there been a significant change in national policy or legislation?***
- 6.4 Whilst there have been some changes to PPW there were none significant enough that would directly affect the effectiveness or implementation of the LDP.
- 2) *Has there been a significant change in external conditions?***
- 6.5 Section 3 of the AMR outlines in detail the challenging economic conditions in which the LDP is being implemented. Whilst a prolonged reduction in new investment in the housing and commercial markets will inevitably have an adverse impact on the delivery of some elements of the LDP, the Council recognises that the underlying economic factors can only be addressed comprehensively by Central Government. The Council believes once the economy starts to improve the LDP will provide a robust platform for the delivery of new housing and commercial development.
- 3) *Has there been a significant change in local context e.g. closure of a significant employment site that undermines the local economy or the cumulative effect of a series of closures?***
- 6.6 The impact of the global economic recession on the economy of Rhondda Cynon Taf continues to be a matter of particular concern to the Council. As Section 3 evidences, there had been a reduction in development activity in both the housing and commercial sectors in Rhondda Cynon Taf during 2008-10. Encouragingly, the results of the 2012-13 monitoring exercise show moderate growth in both of these sectors. The Council considers that the LDP provides an effective land use framework that will assist in the recovery of the local economy.

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

6.7 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 2012-13 included funding for a variety of projects through the Heads of the Valley Programme, support for a range of grant programmes and funding for town centre regeneration schemes in Pontypridd, Aberdare and Ferndale. Private sector investment in 2012-13 has resulted in the development of 414 dwellings and further proposals for the development of 921 new dwellings and 23,393 sqm of major retail, office and leisure floorspace.

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

6.8 The results of the LDP monitoring exercise are set out in Section 4. The findings of the monitoring process indicate that LDP targets in relation to Policies CS 1, 2, 3, 7, 8, 9 and 10 are on going, being met or exceeded and only 3 targets in relation to Policies CS 4, 5 and 6 are not currently being achieved. In the case of Policies CS 4 and 5, the Council is satisfied that the situation can be ameliorated without immediate intervention. The Council is concerned about the lack of progress in delivering the requirements of Policy CS 6 - Employment Requirements, and will review the options available to it, to intervene and stimulate growth.

6.9 The findings of the SA monitoring exercise are outlined in Section 5 of the AMR. The results indicate that overall, the plan is travelling in a positive direction for some aspects of sustainability; particularly for employment, health, built environment, climate change, energy, land and soils and waste. The delivery of affordable housing and air quality is shown to be improving, whilst the indicators for education, biodiversity and water suggest that further consideration may need to be given to how these targets can be achieved. Certain SA targets such as economy and minerals may require further amendments to their indicators before a full analysis and judgement of their success can be made.

LDP Wales (2005) Monitoring Framework

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

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

6.11 In the Council's opinion the evidence collected as part of the annual monitoring process for 2012-13 indicates clearly that the LDP is sound, effective and being delivered. Whilst the impact of the global economic recession has

meant that development in some areas is slower than envisaged, it is clear that the LDP will provide a robust platform for sustainable economic growth and regeneration over the plan period.

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

6.12 As outlined previously the results of the SA monitoring exercise indicate that the LDP is travelling in a positive direction for some aspects of sustainability; particularly for employment, health, built environment, climate change, energy, land and soils and waste.

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

6.13 As Section 3 indicates there were no significant changes in national policy or legislation during 2012-13 that directly affect the effectiveness or implementation of the LDP.

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)?*

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

6.15 The results of the LDP monitoring exercise indicate that good progress is being made in the delivery of most of the LDP targets. Whilst some concern has been expressed about the slow delivery of some aspects of the Plan, particularly in relation to house building and the provision of affordable housing, the Council remains confident that monitoring targets can be achieved without intervention. The Council is concerned about the lack of progress in developing land for employment and will look at the options available to it to stimulate growth in the sector.

6.16 As indicated in paragraph 6.9, the findings of the SA monitoring exercise indicate that overall, the plan is travelling in a positive direction for some aspects of sustainability; particularly for employment, health, built environment, climate change, energy, land and soils and waste. The delivery of affordable housing and air quality is shown to be improving, whilst the indicators for education, biodiversity and water suggest that further consideration may need to be given to how these targets can be achieved. Certain SA targets such as economy and minerals may require further amendments to their indicators before a full analysis and judgement of their success can be made.

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

6.17 The primary reason for the slow delivery of some aspects of the LDP is directly attributable to the impact of the global economic recession on the operations of the housing and commercial markets. Whilst, a prolonged reduction in new investment in the housing and commercial development will inevitably have an adverse impact on the delivery of some elements of the LDP, the Council does not consider it necessary to amend or review the LDP at this time.

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

6.18 The Council does not consider that any aspects of the plan need adjusting or replacing at this time.

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

6.19 The Council does not consider that any policies or proposals need changing at this time, but will look in detail at what options are available to assist in delivering the requirements of Policy CS 6.

RECOMMENDATIONS

6.20 In the Council's opinion there is no evidence to suggest there is a need for a full or partial review of the LDP at this time. Whilst the pattern of growth in some areas is slower than wished, evidence collected through the monitoring process clearly suggests that good progress is being made in the delivery of the majority of LDP targets on balance however, specific consideration will be given to the opportunities to stimulate the delivery of new employment land. The Council believes that the development that has taken place in Rhondda Cynon Taf since the adoption, coupled with the projected future investment from the public and private sector will ensure that the LDP core strategy is successfully delivered.

COMPLIANCE

6.21 The review found that the work undertaken to date on the Rhondda Cynon Taf AMR meets the requirements of the SEA Directive and current guidance. It also provides a foundation for assessing the effectiveness of the LDP in delivering sustainable development in the County Borough.

6.22 Details of the compliance assessment are contained above.

Appendix 1 – Status of LDP Allocations

Status of LDP Allocations				
Northern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	Status
Strategic Sites				
NSA 4	Former Maerdy Colliery Site, Rhondda Fach	Strategic Site	2018-2021	No further development proposals beyond LDP proposals.
NSA 5	Former Fernhill Colliery Site, Blaenrhondda	Strategic Site	2014-2017	No further development proposals beyond LDP proposals.
NSA 6	Former Phurnacite Plant, Abercwmbai	Strategic Site	2014-2017	Early, ongoing pre-application discussions.
NSA 7	Land at Robertstown / Abernant, Aberdare	Strategic Site	2010-2013	Full planning application for retail development subject to determination on a 4.3 hectare (gross) part of the site. Advanced pre-application proposals for residential element of site.
NSA 8	Land South of Hirwaun	Strategic Site	2018-2021	Full planning application for retail development subject to determination on a 4.3 hectare (gross) part of the site. Substantial advancement in the pre-extraction of minerals for the future development of the residential and employment elements of the site.

Housing				
NSA 9.1	Land South of Rhigos Road, Hirwaun.	Housing	2014-2017	No further development proposals beyond LDP proposals.
NSA 9.2	Land East of Trenant, Penywaun.	Housing	2018-2021	No further development proposals beyond LDP proposals.
NSA9.3	Land South East of Llwydcoed Community Centre.	Housing	2010-2013	No further development proposals beyond LDP proposals.
NSA 9.4	Site including the old brick works, old dairy and tipped land rear of Birchwood, Llwydcoed	Housing	2010-2013	Consented.
NSA 9.5	Tegfan Farm, Potters Field, Trecynon.	Housing	2014-2017	No further development proposals beyond LDP proposals.
NSA 9.6	Land at Nant y Wenallt, Abernant Road, Abernant.	Housing	2010-2013	No further development proposals beyond LDP proposals.
NSA 9.7	Land bordered by Cefnpennar Road and Phillip Row, Cwmbach.	Housing	2014-2017	No further development proposals beyond LDP proposals.
NSA 9.8	Dyffryn Row, Cwmbach.	Housing	2014-2017	No further development proposals beyond LDP proposals.
NSA 9.9	Remainder of Ynyscynon Farm, Cwmbach.	Housing	2018-2021	Outline planning application for 77 dwellings on 3.29 hectares approved subject to a S106 Agreement.
NSA 9.10	Land to the end of Godreaman Street, Godreaman.	Housing	2010-2013	Outline planning application subject to appeal on 1.32 hectare site.

NSA 9.11	Gwernifor Grounds, Mountain Ash.	Housing	2010-2013	Consented.
NSA 9.12	Land rear of Maerdy Road, Maerdy.	Housing	2018-2021	No further development proposals beyond LDP proposals.
NSA 9.13	Land at Gwernllwyn Terrace, Tylorstown.	Housing	2018-2021	No further development proposals beyond LDP proposals.
NSA 9.14	Site off Fenwick Street, Pontygwaith.	Housing	2018-2021	No further development proposals beyond LDP proposals.
NSA 9.15	Old hospital site and school playground, Treherbert.	Housing	2018-2021	Outline planning application for 43 dwellings on 1.83 hectares site subject to determination.
NSA 9.16	Site at the end of Mace Lane, Treorchy.	Housing	2018-2021	Early pre-application proposals and subject to draft development brief.
NSA 9.17	Site off Cemetery Road, Treorchy.	Housing	2018-2021	No further development proposals beyond LDP proposals.
NSA 9.18	Hospital Site, Llwynypia.	Housing	2014-2017	Outline planning permission for approx' 190 dwellings on 8.09 hectares site.
NSA 9.19	Land at Park Street, Clydach Vale.	Housing	2018-2021	No further development proposals beyond LDP proposals.
NSA 9.20	Land at Dinas Road / Graig Ddu Road, Dinas	Housing	2018-2021	Resolution to approve outline planning application for approx' 68 dwellings on 2.10 hectare site.
NSA 9.21	Land at Catherine Crescent, Cymmer.	Housing	2018-2021	No further development proposals beyond LDP proposals.

Employment/Retail				
NSA 14.1	Ferndale & Highfield Industrial Estate, Maerdy.	Employment	2018-2021	No further development proposals beyond LDP proposals.
NSA 14.2	North of Fifth Avenue, Hirwaun Industrial Estate, Hirwaun.	Employment	2018-2021	Consented for waste management and energy production operation in 2010.
NSA 14.3	Land at Former Mayhew Chicken Factory, Trecynon.	Employment	2018-2021	Early pre-application proposals.
NSA 14.4	Cae Mawr Industrial Estate, Treorchy.	Employment	2018-2021	Full planning application for hybrid retail and employment development subject to determination.
NSA 17.1	Land at Oxford Street, Mountain Ash.	Retail	2018-2021	No further development proposals beyond LDP proposals.
NSA 17.1	Strategic Site 5: Land South of Hirwaun	Retail	2018-2021	Planning application subject to determination as above.
All Other Allocations				
NSA 20.1	Mountain Ash Southern Cross Valley Link	Transport		No further development proposals beyond LDP proposals.
NSA 20.2	Upper Rhondda Fach Relief Road	Transport		No further development proposals beyond LDP proposals.
NSA 20.3	Mountain Ash Northern Cross Valley Link	Transport		No further development proposals beyond LDP proposals.
NSA 21.1	Strategic Site 5: Land South of Hirwaun; (P&R)	Transport		No further development proposals beyond LDP proposals.

NSA 21.2	Land south of Ty Trevithick, adjacent to A470, Abercynon; (P&R)	Transport		No further development proposals beyond LDP proposals.
NSA 21.3	Expansion of existing park and ride facilities, Robertstown.(P&R)	Transport		Completed
NSA 22	Rail Network and Station Improvements Hirwaun.	Transport		No further development proposals beyond LDP proposals.
NSA 23.1	The Rhondda Community Route Network	Cycle Routes		Funding requested for feasibility study.
NSA 23.2	The Cynon Valley Cycle Route	Cycle Routes		Funding bid to be requested for 2013/14 for scheme development.
NSA 23.3	The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate	Cycle Routes		Completed
NSA 23.4	Pontygwaith to Maerdy	Cycle Routes		No further development proposals beyond LDP proposals.
NSA 23.5	Cwmaman to Aberaman	Cycle Routes		Subject to feasibility study.
NSA 23.6	Lady Windsor to Llanwonno	Cycle Routes		No further development proposals beyond LDP proposals.
NSA 27	Land Reclamation Schemes	Land Reclamation		The Aberaman Colliery scheme has been completed. The remaining schemes are not yet started.
NSA 28	Coleg Morgannwg, Trecynon	Education		No further development proposals beyond LDP proposals.

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	Early, ongoing pre-application proposals
SSA 8	Mwyndy / Talbot Green Area	Strategic Site	2014-2021	Planning application for part of retail element with resolution to approve subject to Section 106 Agreement.
SSA 9	Former OCC Site, Llanilid (part)	Strategic Site	2010- 2013	Smaller residential part of site consented and being developed for 243 dwellings. A further, larger, residential planning application for approx' 1,777 dwellings on 97.90 hectares has a resolution to approve subject to Section 106 Agreement.
Housing				
SSA 10.1	Cefn Lane, Glyncoch.	Housing	2014-2017	No further development proposals beyond LDP proposals.
SSA 10.2	Trane Farm, Tonyrefail.	Housing	2010-2013	Planning application subject to determination for 700 dwellings.
SSA 10.3	Collenna Farm, Tonyrefail.	Housing	2014-2017	Consented.
SSA 10.4	Bryngolau, Tonyrefail.	Housing	2014-2017	No further development proposals beyond LDP proposals.

SSA 10.5	Site of the former Hillside Club, Capel Hill, Tonyrefail.	Housing	2014-2017	No further development proposals beyond LDP proposals.
SSA 10.6	Land east of Mill Street, Tonyrefail.	Housing	2014-2017	Early pre-application proposals.
SSA 10.7	Land at Gwern Heulog, Coed Ely.	Housing	2010-2013	Outline consent for whole site, full consent for approximately half of site in 2012 - 13(for 132/54 dwellings).
SSA 10.8	Land rear of Tylcha Wen Terrace, Tonyrefail.	Housing	2018-2021	No further development proposals beyond LDP proposals.
SSA 10.9	Land part of Tylcha Ganol Farm, south of Mill Street, Tonyrefail.	Housing	2018-2021	Early pre-application proposals.
SSA 10.10	Land east of Hafod Wen and North of Concorde Drive, Tonyrefail.	Housing	2014-2017	No further development proposals beyond LDP proposals.
SSA 10.11	Land south of Brynna Road, Brynna.	Housing	2010-2013	Early pre-application proposals.
SSA 10.12	Land east of Dolau County Primary School, Bridgend Road, Bryncae	Housing	2010-2013	Consented.
SSA 10.13	West of Llechau, Llanharry.	Housing	2014-2017	Consented.
SSA 10.14	Penygawsi, Llantrisant.	Housing	2010-2013	Planning application for 22 dwellings on 1.14 hectare site refused in 2013.
SSA 10.15	Land south of Brynteg Court, Beddau.	Housing	2010-2013	Full planning application for 142 dwellings subject to determination.
SSA 10.16	The Link Site, Pen-yr-Eglwys, Church Village	Housing	2010-2013	Full planning application for 107 dwellings subject to determination.

SSA 10.17	Glyntaff Farm, Rhydyfelin.	Housing	2014-2017	Consented.
SSA 10.18	Land south of The Ridings, Tonteg and east of Station Road, Church Village.	Housing	2010-2013	Full planning application for 282 dwellings subject to determination.
Employment/Retail				
SSA 14.1	Coed Ely, Tonyrefail.	Employment	2018-2021	No further development proposals beyond LDP proposals.
SSA 14.2	Land south of Gellihirion Industrial Estate, Pontypridd.	Employment	2018-2021	No further development proposals beyond LDP proposals.
SSA 15.1	Land adjacent to Pontypridd Retail Park. Either for comparison goods sales or for convenience goods sales	Retail	2018-2021	Consented.
SSA 15.2	Strategic Site 8: Former OCC Site, Llanilid, Llanharan.	Retail	2018-2021	No further development proposals beyond LDP proposals.
SSA 15.3	Land east of Mill Street, Tonyrefail.	Retail	2018-2021	Early pre-application proposals.
All Other Allocations				
SSA18.1	A473 Llanharan Bypass	Transport		Highway proposals are subject to resolution to approve in line with the large residential application at Llanilid.
SSA 18.2	A473 Talbot Green Bypass Dualling	Transport		No further development proposals beyond LDP proposals.
SSA 19	Rail Network and Station Improvements	Transport		No further development proposals beyond LDP proposals.

SSA 20	Park and Ride/Park and Share Provision	Transport		The Park and Ride expansion at Taffs Wells Station was completed during 2010/2011. No further development proposals have been forthcoming.
SSA 21.1	Treforest Connect 2	Cycle Routes		Completed
SSA 21.2	Extension of Connect 2 scheme to Pontypridd,	Cycle Routes		Completed
SSA 21.3	Maesycloed to Porth	Cycle Routes		Completed
SSA 21.4	Glyntaff to Nantgarw	Cycle Routes		Completed
SSA 21.5	Trallwn to Cilfynydd	Cycle Routes		Investigative study indicates extensive work and funding required.
SSA 21.6	Pontypridd to Tonyrefail via Llantrisant	Cycle Routes		Sections completed. Sections under construction. Sections being planned.
SSA 21.7	Gyfeillion to Llanwonno	Cycle Routes		No further development proposals beyond LDP proposals.
SSA 24	Land Reclamation Schemes	Land Reclamation		Cefn yr Hendy completed. Coed Ely and Albion Lower Tips operational. Former Cwm Colliery/Coking Works land - planning application submitted. Hetty not started.
SSA 26	Land at Beddau Caravan Park	Housing		Implemented

Strategic Transport Policies				
Policy	Location	Allocation Type	Delivery Period Expected	Status
CS8 (A)	Strategic Highway Network Improvements	Transport		WG have reaffirmed during the 2012/13 financial year that they intend to complete the A465 Heads of the Valley Hirwaun to Abergavenny Scheme by 2020.
CS8 (B)	Strategic Transport Corridor Management System	Transport		No further development proposals beyond LDP proposals.



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