



COFNOD O BENDERFYNIAD WEDI'I DDIRPRWYO GAN SWYDDOG
RECORD OF DELEGATED OFFICER DECISION

Penderfyniad Allweddol | Key Decision ✓

PWNC | SUBJECT:
Rhondda Cynon Taf Local Development Plan Annual Monitoring Report 2019.

DIBEN YR ADRODDIAD | PURPOSE OF THE REPORT:


In accordance with the Council's Scheme of Delegation, this report has been prepared to accompany the intended officer decision of the Director of Prosperity and Development, as described below.

The purpose of the report is to outline the contents of the Local Development Plan Annual Monitoring Report 2019 (LDP; AMR), prior to its submission to the Welsh Government on the 31st October 2019.

PENDERFYNIAD WEDI'I DDIRPRWYO | DELEGATED DECISION:

It is agreed that:

The Local Development Plan Annual Monitoring Report 2019 is submitted to the Welsh Government on the 31st October 2019.

	SIMON GALE	25.10.19
Llofnod y Prif Swyddog Chief Officer Signature	Enw (priflythrennau) Name (Print Name)	Dyddiad Date

Mae'r penderfyniad yn cael ei wneud yn unol ag Adran 15 o Ddeddf Llywodraeth Leol 2000 (Swyddogaethau'r Corff Gweithredol) ac yn y cylch gorchwyl sy wedi'i nodi yn Adran 5 o Ran 3 o Gyfansoddiad y Cyngor.

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution.

YMGYNGHORI | CONSULTATION



25/10/19

LLOFNOD YR AELOD YMGYNGHOROL O'R CABINET
CONSULTEE CABINET MEMBER SIGNATURE

DYDDIAD | DATE

LLOFNOD SWYDDOG YMGYNGHOROL
CONSULTEE OFFICER SIGNATURE

DYDDIAD | DATE

RHEOLAU'R WEITHDREFN GALW-I-MEWN | CALL IN PROCEDURE RULES.

A YW'R PENDERFYNIAD YN UN BRYD A HEB FOD YN DESTUN PROSES GALW-I-MEWN GAN Y PWYLLGOR TROSOLWG A CHRAFFU?:

IS THE DECISION DEEMED URGENT AND NOT SUBJECT TO CALL-IN BY THE OVERVIEW AND SCRUTINY COMMITTEE:

YDY | YES NAC YDY | NO✓

Rheswm dros fod yn fater brys | Reason for Urgency:

.....

Os yw'n cael ei ystyried yn fater brys - llofnod y Llywydd, y Dirprwy Lywydd neu Bennaeth y Gwasanaeth Cyflogedig yn cadarnhau cytundeb fod y penderfyniad arfaethedig yn rhesymol yn yr holl amgylchiadau iddo gael ei drin fel mater brys, yn unol â rheol gweithdrefn trosolwg a chraffu 17.2:

If deemed urgent - signature of Presiding Member or Deputy Presiding Member or Head of Paid Service confirming agreement that the proposed decision is reasonable in all the circumstances for it being treated as a matter of urgency, in accordance with the overview and scrutiny procedure rule 17.2:

..... **N/A**

(Llywydd | Presiding Member) (Dyddiad | Date)

DS - Os yw hwn yn benderfyniad sy'n cael ei ail-ystyried yna does dim modd galw'r penderfyniad i mewn a bydd y penderfyniad yn dod i rym o'r dyddiad mae'r penderfyniad wedi'i lofnodi.

NB - If this is a reconsidered decision then the decision Cannot be Called In and the decision will take effect from the date the decision is signed.

AT DDEFNYDD Y SWYDDFA YN UNIG | FOR OFFICE USE ONLY

DYDDIADAU CYHOEDDI A GWEITHREDU | PUBLICATION & IMPLEMENTATION DATES

CYHOEDDI | PUBLICATION

Cyhoeddi ar Wefan y Cyngor | Publication on the Councils Website:- 25.10.19

DYDDIAD | DATE

GWEITHREDU'R PENDERFYNIAD | IMPLEMENTATION OF THE DECISION

Nodwch: Fydd y penderfyniad hwn ddim yn dod i rym nac yn cael ei weithredu'n llawn nes cyn pen 3 diwrnod gwaith ar ôl ei gyhoeddi. Nod hyn yw ei alluogi i gael ei "Alw i Mewn" yn unol â Rheol 17.1, Rheolau Gweithdrefn Trosolwg a Chraffu.

Note: This decision will not come into force and may not be implemented until the expiry of 3 clear working days after its publication to enable it to be the subject to the Call-In Procedure in Rule 17.1 of the Overview and Scrutiny Procedure Rules.

Yn amodol ar y drefn "Galw i Mewn", caiff y penderfyniad ei roi ar waith ar / Subject to Call In the implementation date will be

31.10.19
DYDDIAD / DATE

WEDI'I GYMERADWYO I'W GYHOEDDI: ✓ | APPROVED FOR PUBLICATION :✓

Rhagor o wybodaeth | Further Information:

Cyfadran Directorate:	Prosperity and Development
Enw'r Person Cyswllt Contact Name:	Simon Gale
Swydd Designation:	Director of Prosperity and Development
Rhif Ffôn Telephone Number:	01443 281114



RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

**A REPORT TO ACCOMPANY A DECISION OF THE DIRECTOR OF
REGENERATION, PLANNING AND HOUSING**

OCTOBER 2019

**RHONDDA CYNON TAF LOCAL DEVELOPMENT PLAN ANNUAL MONITORING
REPORT 2019**

**AUTHOR: OWEN JONES, DEVELOPMENT SERVICES MANAGER (PLANNING
POLICY)**

1.0 PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to outline the contents of the Local Development Plan Annual Monitoring Report (LDP AMR) for the period 2018-2019 prior to the submission of the document to Welsh Government.

2.0 RECOMMENDATIONS

It is recommended that:

- 2.1 The LDP AMR (attached at Appendix 1) is agreed and submitted to Welsh Government.

3.0 REASON FOR RECOMMENDATION

- 3.1 It is considered that the content of the report is a true and accurate record of the monitoring of the LDP.

4.0 BACKGROUND

- 4.1 The Rhondda Cynon Taf LDP was adopted on 2 March 2011. As part of the statutory development plan process the Council is required to prepare an AMR. This is the eighth AMR prepared by the Council, which monitors the effectiveness of the LDP core strategy and policies, the plan's sustainability performance and identifies any significant contextual changes that might influence its delivery. The AMR has to be submitted to the Welsh Government by 31st October each year.

5.0 KEY FINDINGS OF THE ANNUAL MONITORING REPORT

5.1 The LDP sets out an ambitious program for sustainable economic growth and regeneration in Rhondda Cynon Taf. The approach taken in the Plan looks even more ambitious when set against the backdrop of the global economic recession. Inevitably, the results of the monitoring exercise indicate certain areas have fared better than others. Some of the headline figures are as follows:

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

5.2 Since the adoption of the LDP in 2011, many areas of the plan have made good progress however the Council has not met many of its targets in line with the LDP monitoring framework. A brief synopsis of the main elements of the plan are set out below for information.

5.3 House Building

5.4 During 2018-2019, a total of 386 new dwellings were constructed in Rhondda Cynon Taf including 79 new affordable homes. This takes the total number of new dwellings constructed in the County Borough since 2006, (the technical start of the plan period), to 6,299. Applications for a further 514 new dwellings were permitted through this past year, contributing to a total of 9,256 dwellings permitted since the adoption of the LDP in 2011.

- 5.5 Although these substantial figures indicate a continued positive growth in the house building industry in Rhondda Cynon Taf since the adoption of the LDP, the build rates do not meet those identified in the LDP. As indicated in our most recent Joint Housing Land Availability Study, we have a housing land supply of 1.3 years as of April 2019, based on the residual method of calculation.
- 5.6 It is acknowledged that the LDP AMR housing allocations, particularly in the Northern Strategy Area, are not coming forward at the rate initially anticipated. The Council has been proactive in seeking methods of intervention to boost the delivery of housing in RCT. This includes the unique Developer Forum, the Facilitating Housing Programme and further work to identify the viability of our allocated sites, alongside the methods of financial leveraging to enable their development. In May, earlier this year, the Council also hosted a Delivering Housing event where volume and SME house builders attended alongside RSLs and landowners in an attempt to see the remaining housing allocations within the existing LDP developed.
- 5.7 **Strategic Sites**
- 5.8 There have been no applications granted on the Strategic Sites during 2018-2019. A brief synopsis the sites' progress to date is provided below for context.
- 5.9 During 2017-2018, the development of a new college campus for the Cynon Valley, on the Robertstown Strategic Site, reached completion and is now operational. The refurbishment of the former Aberdare Station as a function suite for the college also reached completion. This has and will continue to provide significant numbers of new jobs whilst also contributing to the training and development needs of the local population. Additionally, the Council announced in February 2018 that £2.58m of European funding had been secured towards a package of £3.93m, to create modern business units on the Robertstown Strategic Site. It is anticipated that the project will be part funded by the European Regional Development Fund (ERDF) through the Welsh Government.
- 5.10 It is anticipated the development of the Hirwaun Strategic Site will be aided by the dualling of the A465 to Hirwaun. The Cardiff Capital Region 'City Deal' provides further investment opportunities for the Heads of Valleys area, including transport schemes such as the electrification of the rail line from Cardiff to Aberdare as part of the South East Wales Metro. It is the intention of the Council that a scheme to then extend the passenger rail line from Aberdare to Hirwaun, will continue to be promoted for inclusion in the metro programme.
- 5.11 Work has been completed on the infrastructure (including new access) to facilitate the 10,976m² gross floorspace superstore on the Mwyndy-Talbot Green Strategic Site (along with the wider infrastructure), which was permitted during the 2014-2015 monitoring period. The wider town centre was approved for approximately 34,000m² of retail and further significant leisure and office, along with a hotel. The Council has approved renewal applications on this site

since the monitoring period. The permitted residential element of the site is subject to a Village Green appeal decision.

5.12 Discussions are ongoing with the landowners of the former Phurnacite plant in Abercwmboi with a view to bringing the site forward for development. Further scoping work is being undertaken to determine up to date development potential of the site.

5.13 During 2018-2019, 22 dwellings were erected on St. Ilid's Meadow, Llanilid Strategic Site which brings the total number of dwellings on the Strategic Site to 243. In March 2019, the reserved matters application for the first phase of Parc Llanilid cleared Committee. The final decision was dispatched in April 2019, which was for 216 dwellings. It is expected that the remaining circa 1,600 dwellings and other education and local centre facilities will come forward seeking full permission shortly.

5.14 **Retail Development**

5.15 Work has been completed on the infrastructure (including new access) to facilitate the 10,976m² gross floorspace superstore on the Mwyndy-Talbot Green Strategic Site (along with the wider infrastructure), which was permitted during the 2014-2015 monitoring period and renewed after the AMR period in 2019. The wider Town Centre was approved for approximately 34,000m² of retail and significant leisure and office floorspace, along with a hotel. The permission at the Llanilid Strategic Site will also see the creation of the local centre, with a retail element.

5.16 Since the adoption of the LDP, a further 7,717m² of new retail floorspace has been built at Pontypridd Retail Park. It is recognised there has been considerable development interest within the retail sector in the County Borough over the last few years, despite not delivering on all of the allocations as anticipated.

5.17 **Employment Led Development and the Economy**

5.18 The LDP allocates 98 hectares of land for employment purposes. Whilst the delivery of the allocations has been poor overall, Rhondda Cynon Taf has nonetheless been very successful in continuing to attract inward investment to its existing employment sites

5.19 The 4.17ha allocation at Hirwaun Industrial Estate (NSA 14.2) has continued to implement its consent for a sustainable waste resource recovery and energy production plant at Fifth and Ninth Avenues, with two buildings erected to date and significant ground works undertaken.

5.20 The Council has also granted a number of permissions during 2018-2019 for industrial development. The 44,710.23m² of gross industrial space permitted comprises a number of changes of use, extensions and new developments. The most significant of these include: permission for B1 office space at

Treforest Industrial Estate that will act as the headquarters of the Department of Work and Pensions; the 10,100m² new unit to be erected at the Bryn Pica waste facility; and an extension to Llantrisant Business Park, which secured permission in 2018-2019 for the first phase of this expansion. Permission was also granted on allocation SSA 14.1 at Coed Ely for the development of plot C3 for a B1/B2/B8 employment unit, totalling 3,065.78m². It is anticipated that this will act as a catalyst for the remainder of the site to come forward. It is however acknowledged that the majority of the site will not witness development within the existing plan period.

- 5.21 Following on from the outline permission granted at the Taff Vale Precinct Site, Pontypridd in 2016-2017; the Council submitted a full planning application (not reserved matters) in 2017-2018 due to an increase in floorspace from the original 12,675m². Consequently, the element of B1 office space approved by the full application now stands at 8,488m². The other elements of the scheme include 1,064m² of D1; 1,038m² of D2; 568m² of A3 and 3,525m² for basement/circulation/plant/servicing etc.; the proposal will be split across three buildings. Work on the site has progressed considerably during the year.
- 5.22 Whilst not granted on allocations, these permissions are testament to the recovering economy and the willingness of companies to invest in RCT, as well as making a further contribution to the Council's employment land bank.
- 5.23 It should be noted that there is continued development and redevelopment of our existing operational employment sites across the County Borough, which contain approximately 1,669 units. As well as ensuring the ability of new sites to come forward, the LDP plays a key role in protecting and managing these existing, operational sites. The monitoring process indicates that there is an average vacancy rate of 6.95% across all operational employment sites, down from 7.95% in 2017-2018, 9.0% in 2016-2017 and 13.8% in 2015-2016. Some of these sites also have considerable areas of cleared or undeveloped land within them for future development and inward investment opportunities.
- 5.24 Additionally the number of businesses births within RCT has increased significantly compared with previous years. Data is released approximately 11 months after the reference period, as such, the latest available data relates to the 2017 calendar year when the business birth rate in Rhondda Cynon Taf was 2,935 new businesses, which is a positive increase from previous years of 1,240 (2016), 925 (2015), 790 (2014), 785 (2013) and 505 (2012). It is also above the South East Wales average of business births for the same period of 652.5 business births (2015). This trend is reflected in the lower number of economically inactive people during this monitoring period also. These statistics are testament to the recovering economy and the willingness of companies to invest in RCT.
- 5.25 Furthermore, as the economy recovers, opportunities to secure meaningful employment related inward investment in Rhondda Cynon Taf will hopefully increase. The City Deal and the major investment associated with it will likely generate greater commercial development across Rhondda Cynon Taf.

5.26 Sustainability Appraisal Monitoring

- 5.27 The findings of the Sustainability Appraisal monitoring element of the LDP, indicates that overall, the plan has travelled in a positive direction for almost all of the aspects of sustainability; these being the indicators for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils, Air Quality, Culture and Heritage and Waste. Indicators for Communities are seeing some elements being met, whilst others are not currently being achieved. The delivery of Housing is not wholly being met in line with the specific requirements of the Indicator, although as mentioned throughout this report, housing continues to be delivered.

6.0 EQUALITY AND DIVERSITY IMPLICATIONS

- 6.1 An Equality Impact Assessment (EqIA) screening form has been prepared for the purpose of this report. It concluded that a full report is not required at this time.

7.0 CONSULTATION

- 7.1 Relevant service areas within the Council have been consulted.

8.0 FINANCIAL IMPLICATION(S)

- 8.1 There are no financial implications aligned to this report.

9.0 LEGAL IMPLICATIONS OR LEGISLATION CONSIDERED

- 9.1 The LDP and its associated AMR will be prepared in accordance with The Planning and Compulsory Purchase Act (2004), the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended 2015), Planning Policy Wales 2018, the Planning (Wales) Act 2015 and the Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA).

10.0 LINKS TO THE COUNCILS CORPORATE PLAN/OTHER CORPORATE PRIORITIES/SIP

- 10.1 The success and implementation of the LDP is a key element in delivering the objectives of the Council's Corporate Plan. These include in particular the creation of neighbourhoods where people are proud to live and work and also the building of a strong economy. The LDP was prepared in advance of The

Well-being of Future Generations (Wales) Act 2015, although the wider sustainability principles, on which it was prepared, align well with the specific sustainable principles of the Act.

11.0 CONCLUSION

- 11.1 In the Council's opinion the LDP is making steady progress, although not at a sufficient pace to deliver the needs currently identified within it. Evidence has to be gathered to determine whether these needs are still correct, or otherwise alternative strategies and sites are required to meet them, or both. Given consideration also to the drop dead date of the plan of 2021, the multiple contextual and legislative changes in the planning world over recent years and the failure to deliver the necessary applications by this stage of the plan; the suggested action as a conclusion to the 2019 AMR would be to undertake a full review of the LDP.
- 11.2 However, it clearly needs to be noted, that prior to the preparation of this AMR, Rhondda Cynon Taf County Borough Council had agreed to undertake a full review of the LDP (June 2019). This has resulted with a Review Report being prepared, with a conclusion that a Full Revision of the LDP is required. This was agreed by Cabinet on the 17th October 2019. Following external consultation, this will be presented to Full Council at the end of the year.

Other Information:

Relevant Scrutiny Committee
Finance & Performance

Officer to Contact:
Owen Jones, 01443 281129