

Rhondda Cynon Taf Local Development Plan
Annual Monitoring Report 2014

Covering the period 1st April 2013 – 31st March 2014

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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 third 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 2013-14

Contextual Change

This section looks at local, regional, national and international factors that have had an influence on land-use development in Rhondda Cynon Taf and subsequently on the implementation of the LDP during 2013-14. These include:

A. National Policy or Legislation:

- Planning Policy Wales Edition 6;
- Technical Advice Note 21, Waste;
- Technical Advice Note 23, Planning for Economic Development;
- Technical Advice Note 20, The Welsh Language;
- Draft Planning (Wales) Bill and Positive Planning: Proposals to reform the planning system in Wales;
- The Community Infrastructure Levy Regulations Amendments; and
- The Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties - 1st Review.

B. National Statistics and Policy Research:

- Report of the Commission on Public Service Governance and Delivery, January 2014 (also known as the Williams Commission Report);
- A report on trend-based population projections by age and gender – November 2013; and
- Household Projections for Wales, February 2014 – The Use of the Welsh Government 2011 Household Projections for Land Use Planning Purposes.

C. External Conditions:

- Small signs of recovery in the global and national economy;
- Small increase in national house building;
- Continued positive performance in the food retail sector;
- Reduction in commercial development activity; and
- 'Help to Buy' homes scheme.

D. The Local Development Context:

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

Local Development Plan Monitoring

The results of the core and local output monitoring exercise for 2013-14, 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:

- 534 new dwellings were built in the County Borough. This represents a 29% increase on the number of new dwellings constructed during 2012–13 and a 50% increase on 2011-12;
- 59 new affordable dwellings were built in the County Borough. This represents a 23% reduction on the number of affordable dwellings constructed during 2012 – 13, although a 34% increase on the figure for 2011 - 12;
- The average house sales price during the monitoring year was £109,470, up from £107,031 in 2012-13.
- The Council approved proposals for 969 new dwellings during 2013–14;
- Overall vacancy rates for Principal Town and Key Settlement retail centres were 11.4% during 2013 – 14, which is a slight increase on the previous year's rates of 10.8%. This is also slightly above the UK average vacancy rate of 10.6% in April 2014 and 11.1% in September 2013, although lower than the 11.9% rate at the start of the monitoring period in April 2013.
- Major town centre regeneration schemes were being implemented in Pontypridd and Aberdare during 2013-14.

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 2013-14, 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	Amber
CS 2	Development in the South	Green
CS 3	Strategic Sites	Green
CS 4	Housing Requirements	Amber
CS 5	Affordable Housing	Amber
CS 6	Employment Requirements	Amber/Red
CS 7	Retail	Green
CS 8	Transportation	Green
CS 9	Waste Management	Green
CS 10	Minerals	Green

The results of the monitoring process for 2013-14 indicate that the targets in respect of 6 of the 10 core policies *are on going, being met or exceeded* (annotated in green) and 3 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). This figure has increased on last year with the consideration that CS 1 – Development in the North, is not quite achieving its necessary targets. The remaining target in respect of policy CS6 is currently falling short of the required pattern of delivery and intervention to ameliorate this issue may need to be considered further (annotated amber/red).

Sustainability Appraisal (SA) Monitoring

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

- 53.7% of all new dwellings built over the year were on previously developed land.
- 99.6% of all new houses permitted during 2013–14 are accessible and within 400 metres of at least one or more transport mode.
- 78.6% (11 of 14), of all new employment permitted is accessible and within 400 metres of one or more transport mode.
- All new retail permitted is accessible and within 400 metres of one or more transport modes.

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

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

Whilst the plan is still in the early stages of implementation, it is possible to make some broad predictions regarding how the plan is progressing in terms of sustainability. Overall, the plan is travelling in a positive direction for most aspects of sustainability.

However in some, the indicators suggest that further consideration may need to be given to how these targets can be achieved.

Conclusions and Recommendations

Whilst the pattern of growth in some areas is slower than anticipated at the time of writing the LDP, evidence collected through the monitoring process suggests that good progress is being made in the delivery of the majority of LDP targets relating to the implementation of the Plan's policies and allocations. It is anticipated that the development that has taken place in Rhondda Cynon Taf since the adoption of the LDP, coupled with the projected future investment from the public and private sector will ensure the that LDP core strategy is successfully delivered. There is therefore no evidence to suggest a need for a full or partial review of the LDP at this time, in advance of the statutory review in 2015. It is nevertheless considered that certain elements of the plan, along with issues that have been discussed in the contextual changes section of this report, will need to be considered in considerable detail at the time of the statutory review.

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 the 31st October each year. The results of the monitoring process will feed into the ongoing analysis of the LDP. Unless the conclusions of this AMR indicate otherwise, the Council is not required to undertake a review of the LDP until 2015, in accordance with the statutory LDP process.
- 1.3 This is the third AMR to be prepared since the adoption of the Rhondda Cynon Taf LDP and monitors the period between 1st April 2013 and 31st March 2014. 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 planning policy, the economic climate and local issues on the implementation of the LDP;
 - **Local Development Plan Monitoring** – provides an analysis of the effectiveness of the LDP policy framework in delivering the plans targets;
 - **Sustainability Appraisal Monitoring** – analyses the impact the LDP is having on the social, economic and environmental well-being of Rhondda Cynon Taf and;
 - **Conclusions and Recommendations** – provides an overview of the findings of the AMR and makes recommendations about issues that require further consideration.

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

2 MONITORING FRAMEWORK

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

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

2.2 The ongoing success of these documents and the policies within them are to be measured against a set of targets identified as part of the LDP process. Indicators have been formulated to determine whether these targets have been met. Where the results of these monitoring indicators conclude that the targets are not being met, and that the effectiveness of the LDP documents (or constituent parts or policies of it) are falling significantly below the level required, then consideration will be given to 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 (inclusive of individual Strategic Sites). These targets are assessed against a set of 12 core output indicators and 19 local output indicators, specifically designed to monitor delivery of the LDP. It should be noted that whilst the targets and indicators relate to each core strategy policy, the framework has been specifically designed to ensure that linkages are made between core strategy policies, area wide policies, strategy area policies and the plans objectives. Monitoring the delivery of core strategy policies therefore provides a mechanism for monitoring the LDP as a whole.

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

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

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

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 an LDP 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, requires:

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

- *whether the basic strategy remains sound (if not, a full plan review may be needed);*
- *what impact the policies are having globally, nationally, regionally and locally;*
- *whether the policies need changing to reflect changes in national policy;*
- *whether policies and related targets in LDPs have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);*
- *where progress has not been made, the reasons for this and what knock on effects it may have;*
- *what aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and*
- *if policies or proposals need changing, what suggested actions are required to achieve this.*

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

3 CONTEXTUAL CHANGE

- 3.1 The findings of the AMR Monitoring Framework are fundamental in determining how the implementation and delivery of the LDP is progressing. However, it is equally important to understand how the implementation of the LDP has been influenced by local, regional, national and international social and economic factors.
- 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.
- 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 2013 and 31st March 2014, the following policy documents were issued by the Welsh Government:

Planning Policy Wales Edition 6 and TAN 21: Waste

- 3.6 The most recent revisions to Planning Policy Wales Edition 6 (PPW 6) include amendments to Chapter 12: Infrastructure and Services. The changes reflect the new waste policy context set out in the *Revised Waste Framework Directive* (Directive 2008/98/EC on waste), Welsh Government policy document *Towards Zero Waste* (TZW) and the *Collection, Infrastructure and Market Sector Plans* (CIMS). It should also be noted that TAN 21 has undergone revision alongside PPW 6 and outlines guidance on data collection, monitoring and annual reports which provide the evidence to support development plans and planning decisions. Further revisions to PPW 6 include an update to Chapter 4, section 4.12.4 in line with Policy Clarification Letter CL-02-12, Planning for Sustainable Buildings: Non-residential – BREEAM 2011; in addition to an update to Chapter 7, section 7.2.1 following the publication of Technical Advice Note 23, *Planning for Economic Development*.

3.7 The changes to PPW 6 have been made following a public consultation exercise undertaken in 2013, to revise and update the way in which the planning process facilitates the delivery of sustainable waste management infrastructure. There is no requirement within PPW to amend adopted development plans immediately to reflect the new policy documents and other revisions. It should however be noted that the new policy context outlined in PPW 6 is aligned with the policies contained within the adopted LDP in respect of waste management. This includes identifying suitable sites for waste purposes and promoting the reduction, re-use and recycling of materials to reduce land take up for waste facilities.

TAN 23: Planning for Economic Development

3.8 The TAN presents detailed advice with regard to national planning policy as contained within Chapter 7 of PPW on economic development. The guidance contained therein is intended to assist local authorities in: developing high-level economic planning objectives; assessing the economic benefits of new development and helping to determine the employment land supply. It further provides advice on economic development and the rural economy, as well as on preparing an evidence-base and creating an economic development vision for the LDP.

3.9 Whilst the TAN acknowledges that economic activity can stem from the public, private or voluntary sector and include uses beyond the traditional B-class uses such as retail, tourism and leisure; it is held that the aforementioned retail, tourism and leisure uses are subject to a variety of other policies. Consequently the TAN primarily deals with B-class uses given that they require a traditional yet sustainable method of planning. The TAN further advocates careful consideration when releasing traditional employment sites to alternative uses as they often make a valid contribution to the local economy and are difficult to replace once lost. The Council currently has a healthy employment land supply with existing sites well-distributed throughout the County Borough for a variety of uses. Additionally, a robust site release methodology, using existing LDP policy, is employed to ensure due consideration when releasing employment sites to alternative uses.

TAN 20 – The Welsh Language

3.10 The TAN provides guidance concerning the way in which the planning system considers the implications of the Welsh language in preparing Local Development Plans. It further considers the Welsh language in relation to other significant documents such as the Single Integrated Plan and the LDP Sustainability Appraisal. As the TAN states: *“Local Development Plans are intended to be focused on local issues and objectives, informed by relevant community strategies and an evidence base”*. Thus dependent upon the weight attributed to the Welsh language within a plan area, or partial plan area; LDPs will need to address how the planning system can consider or potentially mitigate

the effects of development on the Welsh language, or indeed the sustainability of Welsh language communities. Given that the LDP is already adopted; due regard will be had to TAN 20 and the objectives therein at the statutory LDP review stage in 2015.

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

- 3.11 The report begins by setting out the various proposals to change and modernise the planning system in Wales. Such changes include modifications to primary and secondary legislation, in addition to revisions in policy and guidance. The Welsh Government further identifies the need for cultural change, as well as a change in attitude away from regulating development to actively supporting and encouraging it. Using the key conclusions from the evidence-base; the Welsh Government set out in detail proposals for reform which include: supporting a cultural change to ensure planning is a positive activity; confirming the role of Welsh Government as an active steward of the planning system; promoting effective collaboration between LPAs; improving local delivery by reinforcing the plan-led approach; and enhancing engagement for citizens to influence the future of their communities.
- 3.12 The Welsh Government has compiled a body of evidence to inform the proposals for reform. The evidence deems the current system to be conceptually sound and thus not in need of significant reform. Indeed it is felt that too much change to the existing system has the potential to create much uncertainty and have a detrimental impact upon investment. Consequently, the Welsh Government seek only to repair the system given that it has come under increasing pressure post 1947; leading to it presently being perceived as inconsistent, unduly regulatory and negative in outlook. It is anticipated that the introduction of the Planning Advisory and Improvement Body (PAIB) and discussion on cross-boundary working will help to rectify this.
- 3.13 Whilst it is recognised that the current economic climate has led to budgetary constraints for LPAs, and has witnessed the average number of planning applications per annum drop significantly; the Welsh Government maintain that such comprehensive reforms should not give rise to additional costs within the Welsh planning service. It is anticipated that there will be some limited redistribution of costs between Welsh Government, LPAs and developers, specifically in relation to DNS planning applications, pre-application advice and pre-application engagement. The Welsh Government will issue a Regulatory Impact Assessment (RIA) setting forth costs and benefits to accompany the Planning (Wales) Bill when it is introduced to the National Assembly. Such issues require further discussions as the Planning (Wales) Bill moves towards receiving Royal Assent.
- 3.14 The Planning (Wales) Bill proposes a National Development Framework or NDF to replace the Wales Spatial Plan. The NDF, which will have development plan status, will be compiled by Welsh Ministers and set out the Welsh

Government's land use priorities by identifying key locations to accommodate growth and change. It will further provide a context for Welsh Ministers to reach decisions on Developments of National Significance, as well as providing a land use framework for strategic and local development plans.

- 3.15 To consider the strategic elements of LDPs, the Welsh Government plans to introduce a new strategic-level plan known simply as a Strategic Development Plan or SDP. The SDP will elevate a number of strategic issues for consideration including employment, housing, provision for gypsies and travellers, transport, minerals and waste. Elevating these issues to a strategic level will ensure that work, such as housing projections, are not duplicated by each individual local authority as is presently the case. Ultimately this will prove more efficient and cost-effective. It will further allow for refinement of the present LDP process and will promote collaboration between local authorities and town/community councils in drawing up Place Plans. It is not envisaged that SDPs will cover the whole of Wales instead they will be focussed in three key areas: Cardiff, Swansea and the A55 corridor. Although these areas provide a geographical focus, there is no definitive boundary.

The Community Infrastructure Levy Regulation Amendments (February 2014)

The CIL regulation amendments issued on the 23rd February 2014 brought a number of important changes into effect with regard to the way in which CIL operates. The most significant amendments are as follows: The deadline for restricting local authorities from imposing Section 106 agreements in the form of pooled contributions has been postponed a year to the 6th April 2015. Additionally, further exemptions and relief from CIL have been introduced to sit alongside social housing and charitable development; these include exemptions for self-build housing and for development comprising residential annexes and extensions.

- 3.16 Further, more minor operational changes to CIL, include permitting local authorities to set differential rates of CIL with reference to the intended floor-space of a development, or indeed the number of dwellings/units within a said development. Also phased development will witness each phase liable for a separate CIL payment, in addition to local authorities being presented with the option to accept the provision of infrastructure as full or partial payment of CIL on a development.

The Regional Technical Statement for the North Wales and South Wales Regional Aggregate Working Parties - 1st Review 2014

- 3.17 National planning guidance requires that the South Wales Regional Aggregates Working Party (SWRAWP), of which Rhondda Cynon Taf is a member, prepares a Regional Technical Statement (RTS) for the region. The RTS sets out specific planning guidance, aimed at ensuring the sustainable supply of aggregates in Wales.

- 3.18 The Regional Technical Statement (RTS) First Review (which replaced the original RTS of 2008), was fully endorsed by the Welsh Government on the 17th July 2014. This followed the preparation of the document and endorsement by member authorities on the 1st April 2014
- 3.19 The document sets out detailed calculations to determine a projected demand for aggregates in the South Wales region from December 2010 until 2036. It subsequently apportions a tonnage of aggregates that each of the 18 Local Authorities in the SWRAWP need to provide; in the form of landbanks of permissions.

B. National Statistics and Policy Research

- 3.20 The 2013-14 monitoring year saw the publication of the following statistical and research documents:

Report of the Commission on Public Service Governance and Delivery, January 2014

- 3.21 The report (also known as the Williams Commission Report) focuses on the many challenges that currently face public services and the present performance of public service systems as a whole. Given the significance of the challenges in conjunction with the current climate; there will need to be a 'step-change' in public service governance and delivery to ensure long-term success. The report emphasises that the 'collective challenge' is to make a transition to models of governance and delivery that: measure performance against 'best in class', not 'best in Wales'; tackle longer-term challenges; engage/respond to citizens to prevent/manage demand; and provide flexible services that meet the diverse needs of Wales both now and in the future.
- 3.22 With specific regard to local authorities, the report aims to ensure what it terms 'scale and capability'. It is claimed that:

“Urgent and radical action is needed to tackle the risks to governance and delivery, of low capacity, a lack of resilience and unsustainable costs and overheads that small organisations face. Community and Neighbourhood engagement must be sustained and developed”.

- 3.23 Consequently to address this issue, it is proposed that the current 22 local authorities should merge into larger units. The report does however stipulate that boundaries should not be re-drawn. The urgency of such measures is expressed as paramount; ultimately Wales should have between 10-12 local authorities, depending upon which 'merger scenarios' are favoured by the Welsh Government. The report recommends that the Welsh Government, local authorities and key stakeholders agree a clear and robust programme

arrangement for mergers which include programme governance at local and national level with clear accountability to a national transition and implementation board. It is further recommended that the Welsh Government should support and incentivise 'early adopters' who wish to commence a voluntary merger process. Such issues require further discussion as authorities move towards local government reorganisation. One such discussion that should take place is that relating to the potential for Rhondda Cynon Taf and Merthyr Tydfil, (being two adjoining Authorities proposed for potential merger) to undertake a joint statutory review of their LDP's in 2015.

A report on trend-based population projections by age and gender – November 2013

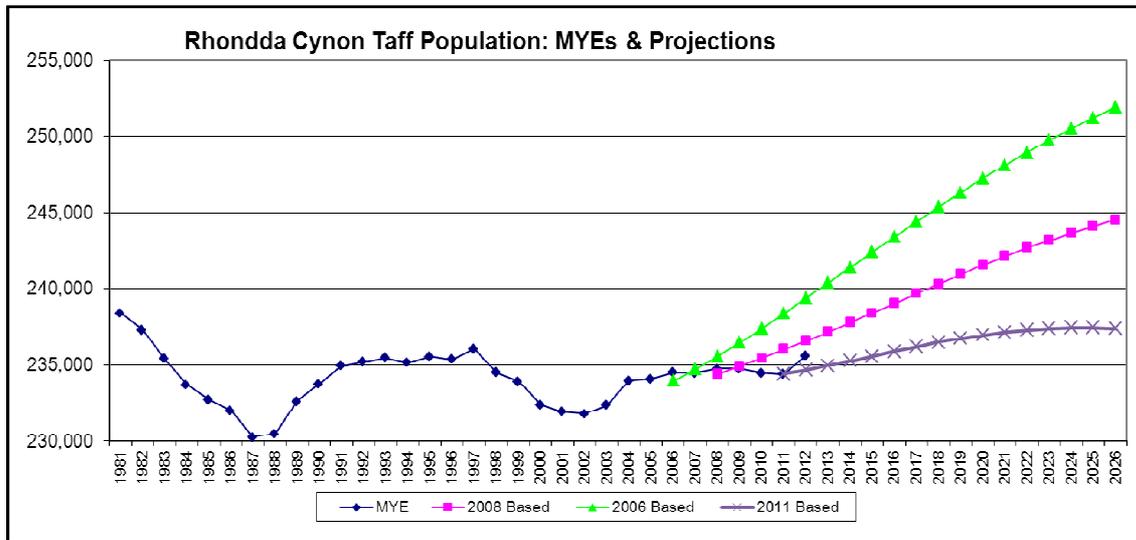
3.24 The report presents the results of the principal 2012-based National Population Projections for Wales. The projections are an estimate of the composition of the future population and are based on assumptions about births, deaths and migration utilising previous trends. The Welsh Government point out that projections compiled in this manner do not account for the effects of local or central government policies on future population levels, distribution and change.

3.25 The key headline results are:

- The population of Wales is expected to increase by 4% to 3.19 million by 2022 and 8% by 2037 to 3.32 million.
- The number of children aged under 16 is expected to increase to 582,000 by 2026 prior to decreasing. Therefore the projected increase is circa 2% between 2012 and 2037.
- The number of individuals aged 16-64 is projected to decrease by circa 60,000 or 3% between 2012 and 2037.
- The number of individuals aged 65 and over is expected to increase by 292,000 or 50% between 2012 and 2037.
- Despite births expected to exceed deaths; the main driver of population growth in Wales is expected to be net migration.
- Births are consistently expected to exceed deaths until 2035, after which deaths are expected to exceed births.

3.26 Some further analysis has been undertaken on behalf of the South East Wales Strategic Planning Group to narrow this information down to an individual Local Authority level (given in graph format only). The latest population projections and mid-year estimates for Rhondda Cynon Taf are presented at Figure 1 overleaf.

Figure 1: Rhondda Cynon Taf Population Projections



Source: Welsh Government.

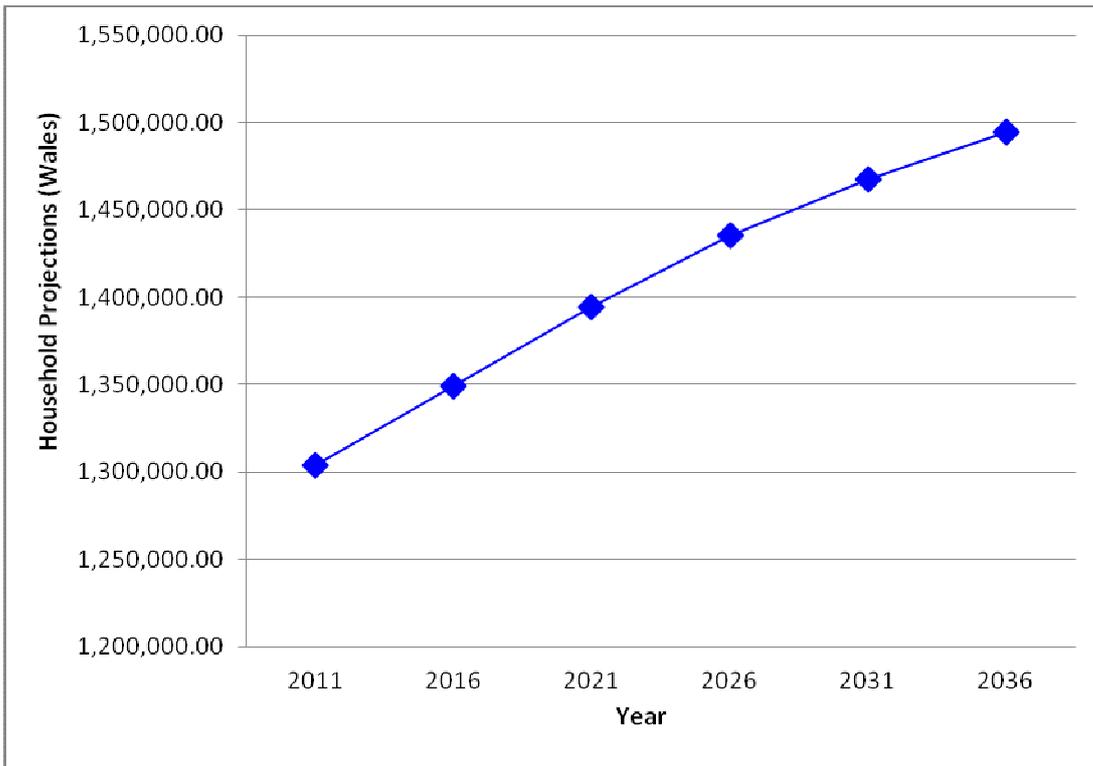
3.27 As can be seen, there is a considerable decrease in the projected population growth in Rhondda Cynon Taf up until 2026. This will undoubtedly be given further consideration when the LDP is reviewed in 2015.

Household Projections for Wales, February 2014 – The Use of the Welsh Government 2011 Household Projections for Land Use Planning Purposes

3.28 In February 2014, the Welsh Government released a new set of household projections for Wales, based on the data collated during the 2011 census. The projections, which the Welsh Government has stressed should not be used in isolation, indicate a fall in the number of new dwellings required per annum from previous projections. This is the case for all Welsh authorities with the exception of Newport. This has stemmed, to a certain extent, from a change in household formations in addition to reduced population projections. This will also be given further consideration during the review of the LDP in 2015.

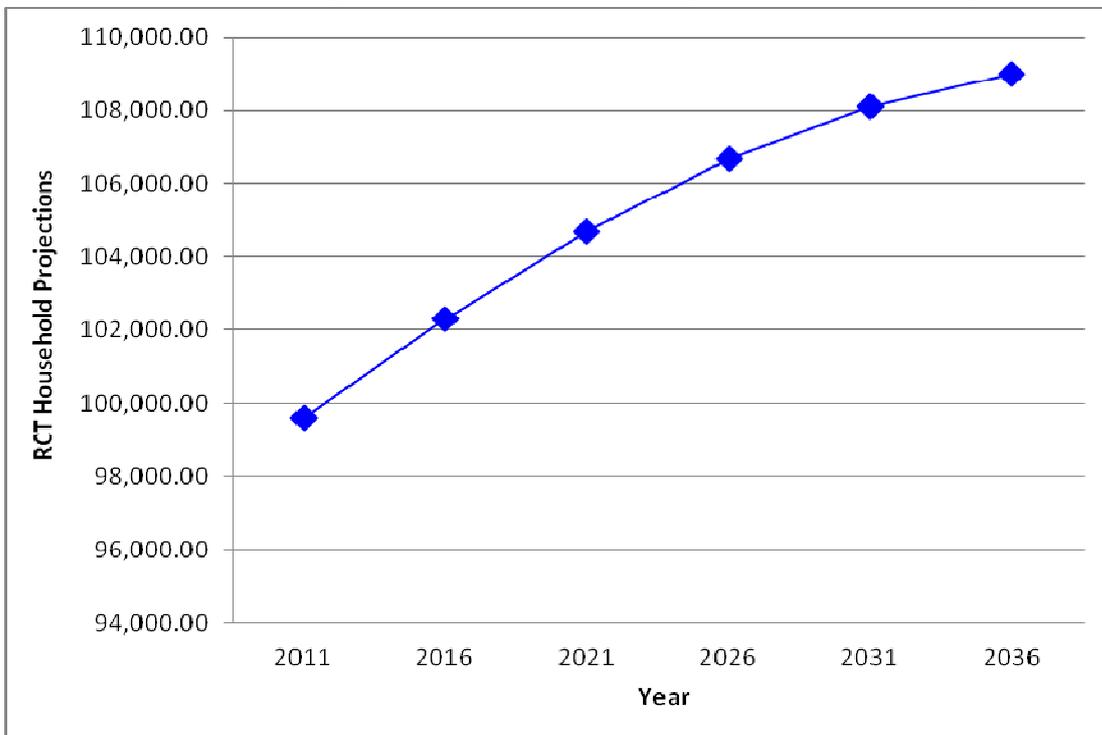
3.29 Figures 2 and 3 opposite show the total households in Wales and Rhondda Cynon Taf in 2011 respectively, and their projected increase up until 2036:

Figure 2: – Household Projections for Wales, February 2014



Source: Welsh Government.

Figure 3: – Household Projections for Rhondda Cynon Taf , February 2014



Source: Welsh Government.

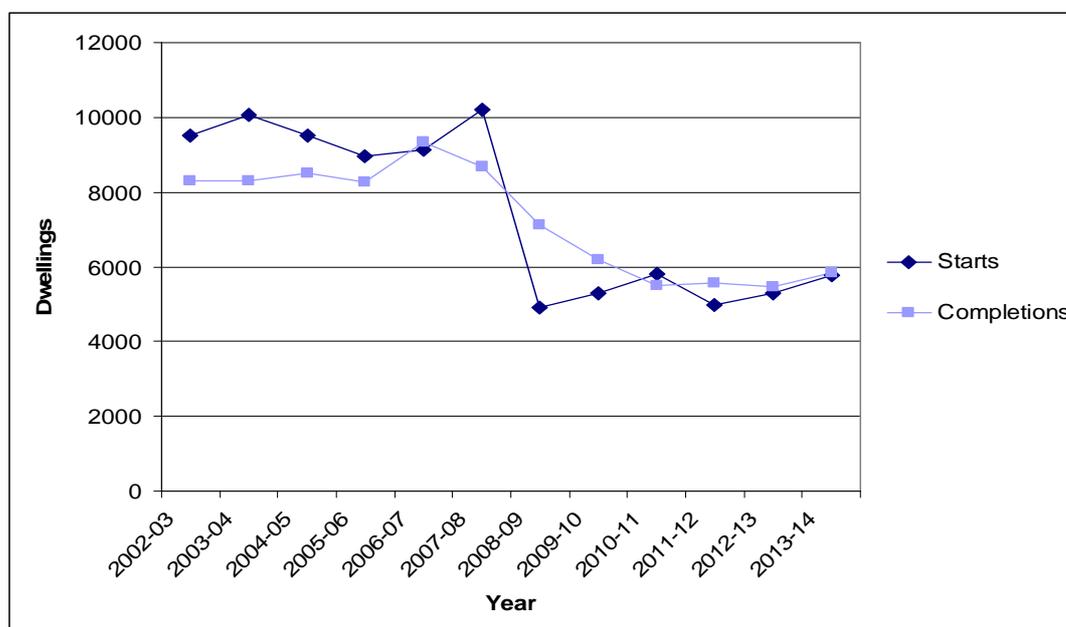
C. External Conditions

3.30 The UK economy is beginning to show signs of recovery from the recession which began in 2008. Figures from the Office for National Statistics reported in May 2014 show that the economy grew by 0.8% in the first three months of 2014, and by 3.1% in the year to April 2014. On this trend, the UK economy is thought likely to grow beyond its peak of early 2008 by mid-2014. The growth is attributed to both business investment and household expenditure.

3.31 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.

3.32 In Wales, the picture for house building continues to be more positive than it was previously. Welsh Government statistics indicate that the number of housing starts during 2013-14 was 5,786, an increase of 9% compared to 2012-13. However, the figure is still well below the levels seen before the economic downturn: housing starts in 2013-14 were around 57% of the level in 2007-08. The number of housing completions during 2013-14 was 5,843, an increase of 7% compared to 2012-13. This also is well below the peak year for housing completions: housing completions in 2013-14 were around 62% of the level in 2006-07.

Figure 4: Number of New Dwellings Started and Completed Annually in Wales 2002 – 2014

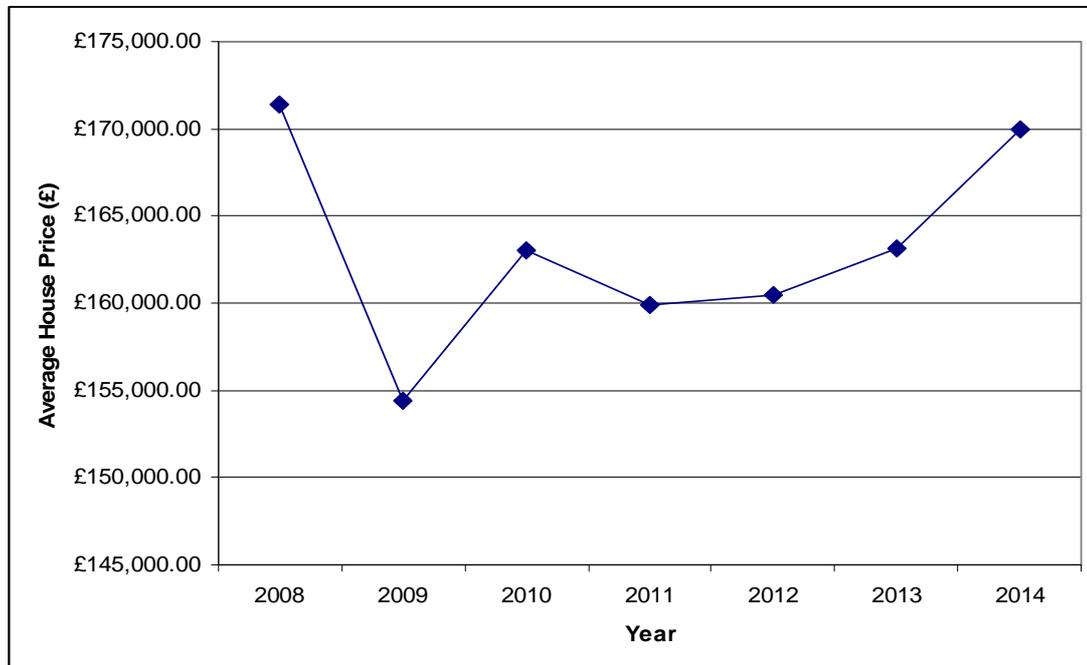


Source: Welsh Government.

3.33 A review of annual house prices for England and Wales for the period 2009 – 2014 indicates clearly the fluctuations that have taken place in house prices over

the last five years, as shown in Figure 5. The average house price in England and Wales rose by 5.6% between March 2013 and March 2014.

Figure 5: Average House Sales Price in England and Wales 2008 – 2014



Source: Land Registry

- 3.34 Property market forecasts for England and Wales from Savills (February 2014), anticipate a growth in house prices in Wales of up to 21% in the period up to 2018.

Help to Buy

- 3.35 In May 2014, figures became available for the first time on the take-up of the UK Government's 'Help to Buy' mortgage guarantee scheme, and of the Welsh Government's 'Help to Buy Cymru'. The schemes are designed to stimulate activity in the housing market following the recession: the figures below suggest a small but significant effect so far.
- 3.36 The UK scheme is a mortgage indemnity scheme, whereby the UK Government underwrites part of the mortgage to enable a house purchaser to access a mortgage with a deposit of only 5%. The UK scheme is open to first-time buyers and home movers for both newly built and older homes in the UK with a purchase price of up to £600,000. Figures reported by the BBC in May 2014 show that 369 homes in Wales have been sold under the UK scheme, which is about 5% of all 7,313 completed house purchases in Wales over the same period.
- 3.37 'Help To Buy Cymru' similarly requires a purchaser to make a 5% deposit, and gives the purchaser a shared equity loan of up to 20%, so that the purchaser will

need to obtain a mortgage for only the remaining 75%. The loan itself is repayable normally after 25 years, or on the sale of the property if earlier. The Welsh scheme only applies to newly-built properties with a ceiling on the purchase price of £300,000. By May 2014, the Welsh Government had approved 700 loans in Wales, of which 161 had led to a completion of a purchase.

Commercial Development

- 3.38 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 however remains more of a mixed picture.
- 3.39 In the retail sector, evidence suggests that although the food sector continued to perform well during the economic downturn, more recently the major supermarkets have begun to struggle. In March 2014, City AM reported that whilst discounters and on-line retailers are expected to improve their market share, the large supermarkets can no longer rely on financial services and non-food sales for continued growth. At the end of 2013, growth in retail expenditure in 2014 was predicted by the KPMG/Ipsos Retail Think Tank, albeit only slow and steady growth. In February 2014, "The Grocer" reported research by the Local Data Company, which showed that 'shop' vacancies in the UK had fallen from their peak of 14.6% in 2012 to 13.9% at the end of 2013. Meanwhile, the UK average 'Town Centre' vacancy rate had reduced from 11.9% in April 2013 to 10.6% in April 2014 (source BRC/Springboard). This may be interpreted that there is some recovery in high street shopping.
- 3.40 Research undertaken by M&G Real Estate in February 2014 indicates that polarisation remains a common feature of the commercial property market in general. Despite landlords previously offering numerous, generous inducements to tenants, thus skewing the overall market drop in rents with regard to B1 office space; the outlook, particularly from an occupier perspective, is looking far more optimistic. This being said, completions in the commercial sector are still at only around half their historic annual average for the last four years, with levels akin to the early 1990s. The prognosis for B2 and B8 industrial uses looks relatively stable however both uses suffer high levels of availability which can prove problematic. In general B1, B2 and B8 commercial markets remain highly selective with buoyant primary areas providing more favourable opportunities and witnessing investment over riskier secondary areas.
- 3.41 In contrast to the commercial sector, the energy sector has soared in the last few years. According to an Energy UK report, the energy sector has increased direct employment from 137,000 in 2011/2012 to a total climbing to circa 654,000 presently. Since 2010 the renewable energy sector has become particularly prominent, attracting nearly £30 billion of private investment. This has enabled the industry to sustain over 100,000 jobs in 2013 alone, and deliver 4.2% of UK energy according to a recent REA report.

- 3.42 Whilst the impact of the global recession on the housing and commercial markets has been wide-reaching, there is call for cautious optimism. It is however recognised that despite the prognosis, the effects are still being felt in more deprived areas where recovery is deemed to be 'patchy'. Inevitably a prolonged reduction in new investment in the housing and commercial markets affects the delivery of certain elements of the LDP.

D. The Local Development Context

- 3.43 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

- 3.44 The following documents were added to the LDP evidence base:

Rhondda Cynon Taf Joint Housing Land Availability Study 2013 (Published March 2014)

- 3.45 The Joint Housing Land Availability Study (JHLA) 2013 provides detailed information on the housing land supply in Rhondda Cynon Taf. The findings of the study indicate that there is a 3.7 year housing land supply in the County Borough, compared to the requirement for a 5-year supply. The supply has fallen from 4.5 years in the 2012 study. The Council has outlined in the JHLA Study Report a number of actions intended to ameliorate the situation. This is recognised as an important factor to be taken into account at the review of the LDP in 2015.

Local Housing Market Assessment (2012)

- 3.46 Local Housing Market Assessments (LHMA) utilise a Welsh Government approved methodology to assess the housing market of Rhondda Cynon Taf. They are prepared once every two years; the latest published one is the 2012 LHMA for the period 2012-17. 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.
- 3.47 The 2012 assessment revealed a contrast in the housing market's buoyancy across the County Borough. Additionally, much of the Southern Strategy Area was more prosperous and in higher demand than the rest of the County Borough. It is worthy of note that the strength of existing local connections were 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 were significant contrasts between housing need (i.e. smaller 1-bed units) and aspiration (i.e. larger under-occupied housing). The study also estimated the deficit of affordable housing within the County Borough; there was a net need for 167 additional dwellings per annum. The LHMA provided important data which, when updated for the 2014-19, will provide fresh evidence for the first review of the LDP.

Community Infrastructure Levy (CIL)

- 3.48 The Council submitted its Draft Charging Schedule and Statement of Modifications for Examination on 27th February 2014. The hearing took place on 7th May 2014 and the Council received the Inspectors final report on 4th June 2014. The report concludes that, subject to three modifications, the Rhondda Cynon Taf Draft Charging Schedule provides an appropriate basis for the collection of the levy in the area. It is anticipated that implementation of the charging schedule will take place towards the end of 2014.
- 3.49 To give a broad overview, the CIL Charging schedule for Rhondda Cynon Taf, if implemented, would charge £100 per sqm for all A1 retail development of over 100 sqm. With regards to residential development, in Zone 1, which has similar boundaries to the Northern Strategy Area, there would be no charge. In Zone 2, in the central section of the County Borough, there would be a charge of £40 per sqm and within Zone 3 to the south, a charge of £85 per sqm. It is anticipated that this should have a positive influence on the certainty and viability of certain sites to come forward for development, with particular new incentives for sites in the Northern Strategy Area.
- 3.50 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.

Single Integrated Plan (2013)

- 3.51 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.
- 3.52 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.

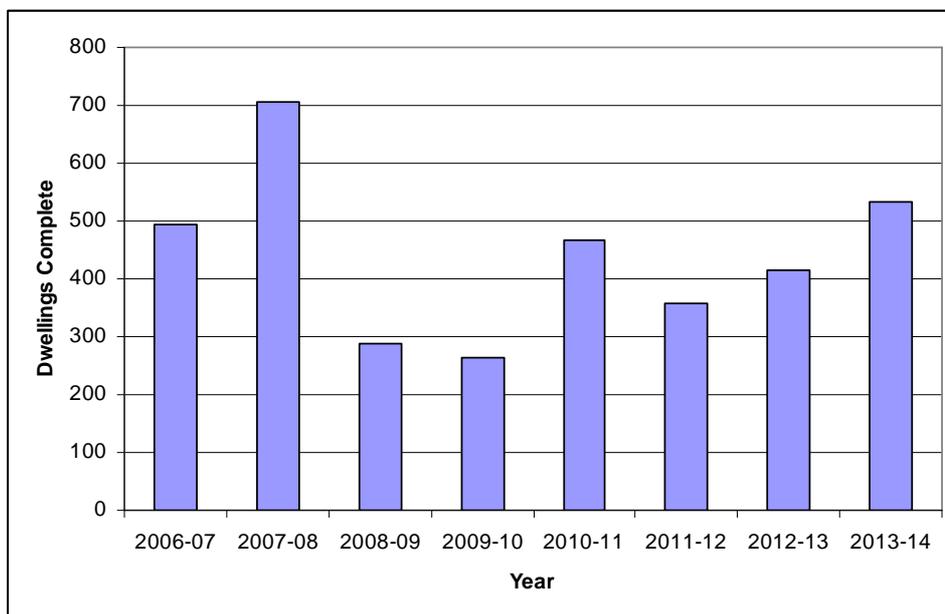
- 3.53 The Single Integrated Plan correlates well with the aims of the LDP in creating sustainable places and cohesive communities for residents. The policies contained within the LDP are delivering on the ground in addition to realising the objectives of the Single Integrated Plan.

Local Economic Conditions

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

- 3.55 Statistics in relation to house building and prices in Rhondda Cynon Taf during 2013-14 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 534 new houses were built in the County Borough in 2013 -14; compared to 414 in 2012 -13, 357 in 2011-12 and 462 in 2010-11.

Figure 6: Housing Completions for Rhondda Cynon Taf 2006 -2014

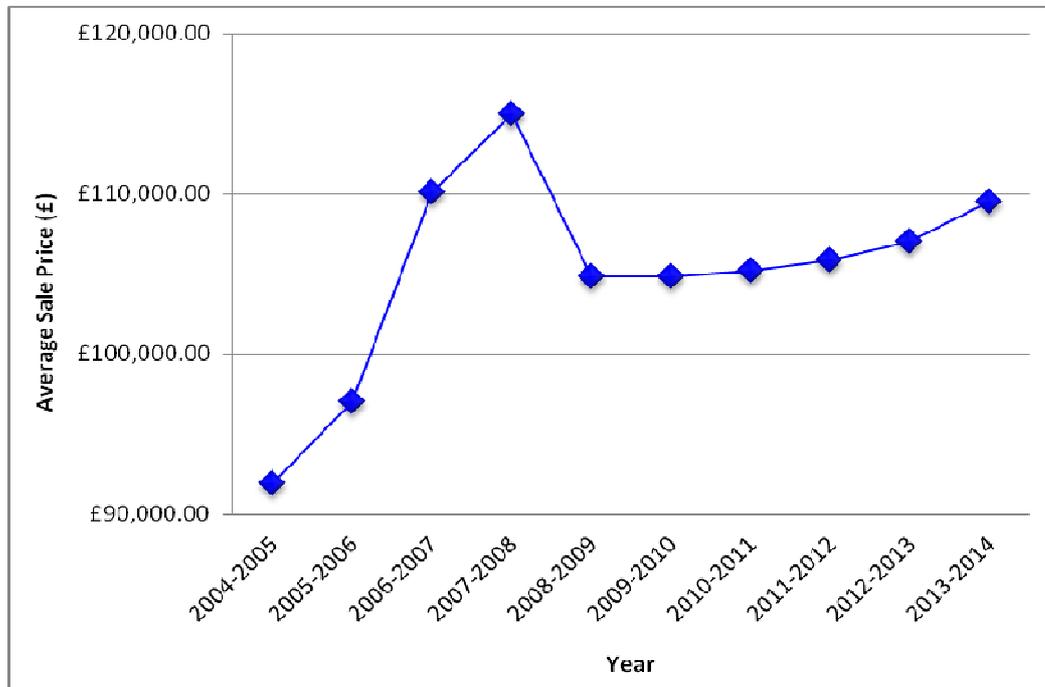


Source: RCT 2014.

- 3.56 Current data shows average actual house sale prices for 2013–14 for Rhondda Cynon Taf as being £109,470, up from £107,031 during the previous year; this represents a 2.2% increase. The Land Registry data in Figure 7 below shows the average house sales price from 2004–5 through until 2013-14. Although consistently below the national England and Wales sales prices, the

pattern of a sharp increase then drop, up to and after 2008, with a gradual increase since, replicates this national trend.

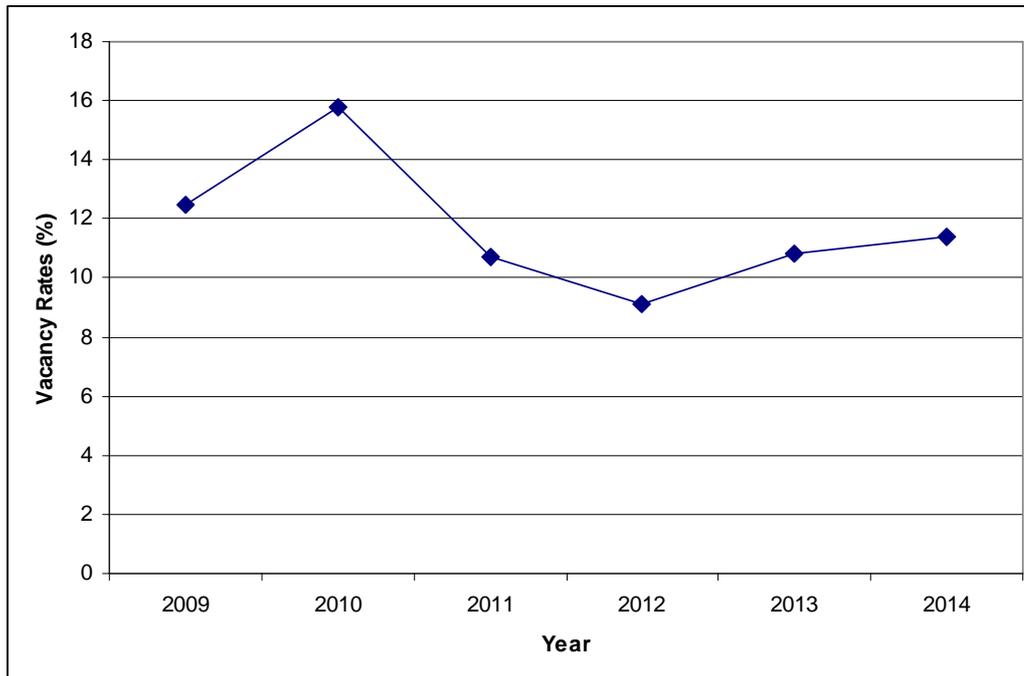
Figure 7: Average House Sales Prices in Rhondda Cynon Taf 2005 – 2014



Source: Land Registry

- 3.57 Following a difficult period for the commercial market in Rhondda Cynon Taf in recent years; the market although still slow has stabilised. The commercial sector has felt harshly the effects of the recession post-2008 with high profile closures such as Peacocks, Burberry, Staedtler and Clinton Cards. Despite this, the prognosis appears more positive; no further major closures have been witnessed in the business or retail sectors since 2012-13.
- 3.58 Economic activity within the Principal Towns and Key Settlements of Rhondda Cynon Taf has remained stable in recent years, as can be witnessed from figure 8 opposite. The average vacancy rate in town centres has witnessed a slight increase rising from 10.8% in 2012-13 to 11.4% in 2013-14.

Figure 8: Principal Town and Key Settlement (Retail Centre) Vacancy Rates 2009 – 2014



Source: RCT 2014

- 3.59 Proposals for a number of new commercial developments in Rhondda Cynon Taf are likely to give the economy of the County Borough a boost over the next couple of years. During 2013-14 the Council approved a Supermarket of approximately 10,000 sqm floorspace within the previously approved (resolution for outline approval) proposal for the development of a new town centre at Mwyndy / Talbot Green. This overall proposal 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 also create approximately 1,674 new jobs.
- 3.60 In addition to retail and leisure activity, during 2013-14 there has also been activity with a number of schemes for energy generation in Rhondda Cynon Taf.
- 3.61 Installation commenced of 9 large wind turbines of 27 MW capacity at Mynydd Bwlfa. A decision has also been made to permit the replacement of 20 turbines totalling 9 MW capacity at Taff Ely Windfarm with just 7 large turbines having a total capacity of up to 17.5 MW. Further applications for large wind turbines await decisions.
- 3.62 In 2013-14, planning permission was sought for 2 large-scale schemes of solar panels, on greenfield sites in Rhigos (5.5 MW) and Mountain Ash (8.06 MW). The combined capacity would be 13.56 MW, but neither application has yet been determined.

- 3.63 Full planning permission remains valid for a sustainable waste resource recovery and energy production plant at Hirwaun, permitted in 2010. This scheme includes a combined heat and power plant with capacity of 20 MW.
- 3.64 In March 2014, an application was made for a 299 MWe gas-fired power station at Hirwaun, to be determined by the Secretary of State for Energy and Climate Change.

Public and Private Sector Funding and Investment

- 3.65 In March 2013, Welsh Government launched a new regeneration framework for Wales 'Vibrant and Viable Places'. The new regeneration framework builds on the strengths of the previous Regeneration Areas approach by investing £90 million over 3 years in housing, jobs and tackling poverty within town centres.
- 3.66 Following a two stage bidding process, Rhondda Cynon Taf received grant approval of £5.98 million in June 2014 towards a programme of regeneration activity in Pontypridd. The programme consists of the following initiatives:-

Creating Homes above Retail Premises which involves the renovation of vacant space above retail premises in Pontypridd Town Centre.

Homestep Plus which involves the purchase and renovation of properties targeted at first time buyers through a low cost home ownership/shared equity scheme.

Heat & Save Ponty which will provide energy efficiency measures in over 400 homes.

Regenerating Lady Windsor Colliery Site which involves the preparation of baseline information to support the future development of the site for new housing.

Pontypridd Hub which involves a major redesign of the YMCA building to create a multi purpose facility creating new and improved facilities including workspace for social enterprise and business, a fitness suite, a café and a suite of dedicated arts facilities.

Sustaining a prosperous and learning Glyncoch which will deliver the third and final phase in the development of Glyncoch Community Centre to provide additional office and training spaces.

Pontypridd Townscape Enhancement Programme+ which involves the renovation and improvement of commercial buildings in the town centre.

- 3.67 Recent and ongoing commitments of substantial public funding have, and will continue to deliver many elements of the LDP. These include infrastructure projects such as the Porth and Church Village bypasses and the programmed dualling of the A465 at Hirwaun, along with various land reclamation schemes. However, a reduction in new public funding commitments to such schemes will inevitably have some impact on the delivery of certain elements of the Plan.

- 3.68 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 had an adverse impact on the delivery of some elements of the LDP. However, there are now signs of a slow yet steady recovery, with continued and increasing development of new housing and retail facilities in Rhondda Cynon Taf, as will be discussed in detail in the following chapters of this report. This suggests that the private sector consider the County Borough to be a relatively safe area for investment and will continue to deliver the proposals and objectives of the Plan.
- 3.69 The above chapter has identified a number of key contextual changes in national and local planning guidance as well as in the broader economic and social climates. At present, it is not considered that any individual change in circumstance would, at this stage in the plan period, have a substantial effect on the delivery of the objectives of the LDP, nor trigger an early review of the LDP, (in advance of the statutory review in 2015). However, there are various issues identified that will need to be considered further when this review is undertaken.

4 LOCAL DEVELOPMENT PLAN MONITORING

4.1 The 2014 AMR is the third 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 three years can be considered a relatively short period of time in the development process and in comparison to the plan period itself, this third AMR allows for the identification of emerging patterns of development and issues.

4.2 This section of the report will firstly set out the Core and Local Output Indicators along with their Monitoring Results for 2013-2014. It will then analyse these results in relation to the Core Policies, and in doing so, assess the performance of these policies in delivering the identified targets of the Plan.

Core Output Indicators		Monitoring Results
CI 1	The housing land supply taken from the current Housing Land Availability Study per annum	The Joint Housing Land Availability Study (JHLAS) (2013) indicates that the Council, based on the residual method, has a 3.7 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 2013/14 - 534</p> <p>Affordable housing completions (excluding market)</p> <p>2010/11 - 78 dwellings 2011/12 - 39 2012/13 – 77 2013/14 – 59 (there were a further 7 affordable units created through renovating existing dwellings and another 9 units provided within a new-build hostel).</p> <p>Market housing completions (excluding affordable)</p> <p>2010/11 - 384 dwellings 2011/12 – 318 2012/13 – 337 2013/14 - 475</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 2013 - 14																																				
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="616 477 1417 891"> <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>2013-2014</td> <td>28.46ha</td> <td>2.41%</td> </tr> <tr> <td>Totals to date</td> <td>81.74ha</td> <td>6.86%</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="616 1032 1417 1473"> <thead> <tr> <th></th> <th>Size (ha)/Units</th> <th>% Allocated Land/ %Allocated Units</th> </tr> </thead> <tbody> <tr> <td>Up to 2011</td> <td>30.76 / 589</td> <td>7.96% / 6.4%</td> </tr> <tr> <td>2011 – 2012</td> <td>10.98 / 244</td> <td>2.84% / 2.65%</td> </tr> <tr> <td>2012 – 2013</td> <td>5.37 / 151</td> <td>1.39% / 1.64%</td> </tr> <tr> <td>2013 - 2014</td> <td>19.38 / 531</td> <td>5.02% / 5.77%</td> </tr> <tr> <td>Totals to date</td> <td>66.49 / 1,515</td> <td>17.21% / 16.46%</td> </tr> </tbody> </table> <p>The 28.46 hectares permitted on allocated sites during 2013-14 is 35.57% of the overall total of 80.02 hectares of development permitted during the year. For comparison, just 6.9% was permitted on allocated sites the previous year.</p> <p>The 531 dwellings permitted on allocated sites during 2013-2014 equates to 54.80% of the overall total of 969 dwellings permitted during the year. 151 dwellings were permitted on allocated sites in 2012–13.</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%	2013-2014	28.46ha	2.41%	Totals to date	81.74ha	6.86%		Size (ha)/Units	% Allocated Land/ %Allocated Units	Up to 2011	30.76 / 589	7.96% / 6.4%	2011 – 2012	10.98 / 244	2.84% / 2.65%	2012 – 2013	5.37 / 151	1.39% / 1.64%	2013 - 2014	19.38 / 531	5.02% / 5.77%	Totals to date	66.49 / 1,515	17.21% / 16.46%
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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 27.34 dph. This is a reduction from the average density of 34.1 dph during 2012–13.
CI 6	Amount of new development (ha) permitted on previously developed land expressed as a % of all development permitted per annum	During 2013-2014, 53.60%, or 42.89 hectares of a total of 80.02 hectares of development permitted, was on previously developed land. A further 16.08% or 12.87 hectares was permitted on/within existing premises. These were similar to the results shown in 2012–13.
CI 7	Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a % of all major retail, office and leisure development permitted. (Amended indicator as agreed)	During 2013-2014, 10,976 sqm of retail development of a total of 43,854 sqm of major retail, office and leisure development was permitted in town centres. This equates to 25% of the total. Included in this total is 24,050 sqm of leisure floorspace that is permitted at the Sobells school development, which adjoins the town centre of Aberdare. This figure would equate to a further 54.8%.
CI 8	Amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all Tan 15 tests (paragraph 6.2i-v)	During 2013-14, 3 applications were permitted for 4 dwellings in C2 floodrisk zones, with a further permission for a dwelling in a C1 floodrisk zone.
CI 9	Amount of greenfield and open space lost to development (ha) which is not allocated in the development plan	During 2013-14, planning permission was granted for the development of 7.708 hectares of greenfield land and 0.9494 hectares of open space that is not allocated in the LDP. This is less than half of that permitted during the previous monitoring year. 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	During 2013-14, a further 3.2 hectares of waste management capacity was permitted. This equates to 25.6% of the lower capacity requirement (in the Regional Waste Plan), of 12.5 hectares or 14.75% of the higher capacity requirement of 21.7 hectares. Taking account of the capacity previously permitted, the total 9.2 hectares permitted equates to 73.6% and 42.4% of the

	(TAN 21) per annum	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 2013–2014.
CI 12	The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type per annum	<p>As stated in chapter 3 above, significant progression of the installation of 9 large wind turbines with a 27 MW capacity took place at Mynydd Bwllfa. A decision has been made to permit, subject to a section 106 agreement, the replacement of 20 turbines (totalling 9 MW capacity) at Taff Ely Windfarm, with 7 large turbines having a total capacity of up to 17.5 MW.</p> <p>During 2013-14, planning permission was granted for 1.12 MW of renewable energy capacity. This included 1 MW of capacity from the anaerobic digestion facility approved at the Bryn Pica waste site. A further 0.12 MW of capacity was approved in the form of solar panels associated with a leisure development. In 2013-14, planning permission was sought for 2 solar farms, on greenfield sites in Rhigos (5.5 MW) and Mountain Ash (8.06 MW). The combined capacity would be 13.56 MW, but neither application had been determined in the period.</p>

Local Output Indicators		Monitoring Results
LI 1	Number of dwellings permitted annually outside the defined settlement boundaries	24 dwellings were permitted outside the defined settlement boundaries during 2013 - 14. Of these, 3 accorded with the requirements of the LDP (NSA12 /AW9) or PPW. For information, 11 of these properties were on the site of an existing farmstead which is adjacent to the LDP residential allocation SSA 10.15. These units will be included in the overall development layout for 142 houses.
LI 2	Number of affordable dwellings provided annually on rural exception sites throughout Rhondda Cynon Taf	One of the above dwellings permitted outside the settlement boundary during 2013 – 14 was for an Agricultural Workers Dwelling.
LI 3	Average house price in Rhondda Cynon Taf per annum	The average actual house sales price in the County Borough during the 2013-14 monitoring year was £109,470, up from £107,031 in 2012-13.
LI 4	Amount of affordable housing provided by Social Housing Grant per annum	57 affordable houses were funded by Social Housing Grant during 2013-14 (2012-13 – 51, 2011-12 – 23 and 2010-11 – 56).
LI 5	% of employment land lost to alternative uses per annum	No employment land was lost to alternative uses during 2013-14.
LI 6	Total convenience/ comparison retail floorspace developed per annum	No new convenience/comparison floorspace was developed during 2013-2014.
LI 7	Annual vacancy rates for each Principal Town and Key Settlement	The Town Centre Retail Survey 2014 indicated annual vacancy rates for each of the Principal Towns and Key Settlements during 2013 -14 as follows: Aberdare 12.7% Pontypridd 9.2% Llantrisant / Talbot Green 2.7% Ferndale 8.7% Hirwaun 0% Llanharan 10%

		<p>Mountain Ash 20.4%</p> <p>Porth 15.8%</p> <p>Tonypandy 18.4%</p> <p>Tonyrefail 9.6%</p> <p>Treorchy 4.2%</p> <p>The overall vacancy rate for these centres combined during 2013–14 was 11.4%</p>
LI 8	Number of applications approved per annum for non-retail use in primary and secondary shopping frontages	No applications were approved during 2013-14 for non-retail uses in primary shopping frontages.
LI 9	Number of highway, roads, public transport and walking and cycling schemes implemented per annum	A further cycle route was completed during 2013 – 14.
LI 10	Proportion of new housing, employment and retail development accessible by a range of transport modes per annum	<p>99.6% of all new houses permitted during 2013–14 are accessible and within 400 metres of at least one or more transport mode.</p> <p>78.6% (11 of 14), of all new employment permitted is accessible and within 400 metres of one or more transport mode.</p> <p>All new retail permitted is accessible and within 400 metres of one or more transport mode.</p>
LI 11	The number of SINC affected by development and the number of mitigation schemes secured annually (amended indicator as agreed).	2 SINC have been affected by proposed development permitted during 2013-2014, with both of these subject to agreed mitigation schemes. This compares with 8 SINC being affected during the previous monitoring period.
LI 12	Annual recycling / reuse/composting rates	<p>The recycling/reuse/composting rates for 2013-2014 were as follows;</p> <p>Recycled – 38.20%</p> <p>Reused – 0.49%</p> <p>Composted – 10.61%</p> <p>Energy Recovery – 9.14%</p> <p>Landfilled – 41.56%</p>
LI 13	Amount of mineral deposits sterilised by	The amount of mineral deposits sterilised by new

	new development annually	<p>development during 2013-2014 was as follows:</p> <ul style="list-style-type: none"> • Sandstone 7.1471 hectares • Sand and Gravel 0 hectares • Limestone 0 hectares • Coal 0 hectares <p>In accordance with Mineral Planning Policy Wales, it was determined that only permanent developments outside the settlement boundary that were also classed as sensitive development could be considered to be sterilising the resource. Furthermore, any part of the minerals safeguarding areas which were already effectively sterilised on account of existing property (having the above characteristics), would not be taken into consideration when calculating the scale of the deposit affected.</p>
LI 14	Pre-application discussions and masterplanning exercises undertaken with developers in relation to the development of Strategic Sites	Pre-application discussions and/or masterplanning exercises have taken place in respect of Robertstown / Abernant, Land South of Hirwaun, Fernhill Colliery site and at the Phurnacite site during 2013-2014.
LI 15	Planning permission granted for Strategic Sites	<p>There has been full approval for a supermarket within the wider town centre scheme (which benefits from outline permission) at the Mwyndy Strategic Site during 2013-14.</p> <p>There has also been a resolution to approve an outline application for a supermarket development at Robertstown, subject to a Section 106 Agreement.</p> <p>Similarly, there has been a resolution to approve an outline application for retail development within the local centre section of the Strategic Site at Hirwaun.</p> <p>A further resolution to approve an outline application at the Cwm Colliery site for the demolition of structures and the redevelopment of the site for residential uses took place during 2013–14. Listed Building consent has also been granted for the restoration of the cooling towers on the site.</p> <p>There has previously been permission for 243 dwellings on a part of the Strategic Site at Llanilid. The Council has resolved to approve 1, 850 dwellings and</p>

		neighbourhood centre at the Llanilid 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 and another 25 during 2013 – 14.
LI 17	Annual provision of local centres, primary schools, open space and biodiversity management schemes on Strategic Sites	Biodiversity mitigation has been implemented in association with the opencast operation on the Hirwaun Strategic Site. The town centre and specifically the supermarket application on the Mwyndy Strategic Site also include proposals for the mitigation of the Pant Marsh area.
LI 18	Annual provision of highway and utility infrastructure on Strategic Sites	No development of this type has taken place on any Strategic Site during 2013-2014. Part of the infrastructure required for the development of the Llanillid Strategic Site has previously come forward.
LI 19	Implementation of Regeneration Strategies during 2010-2021	In 2013–14, further elements of the Aberdare and Pontypridd Regeneration Strategies were implemented.

Core Policy Monitoring Analysis

POLICY:	OBJECTIVE:	RELATED POLICIES:																				
CS 1 - Development in the North	1, 2, 4, 5, 6 & 8	NSA 1 to NSA 28																				
MONITORING TARGET:	MONITORING TARGET:																					
To build strong and sustainable communities in the Northern Strategy Area over the Plan period	ADOPTION: None																					
	2015: 40% of allocations																					
	2021: 100% of allocations																					
PERFORMANCE:																						
CORE AND LOCAL OUTPUT INDICATORS:																						
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19																						
ANALYSIS OF RESULTS:																						
<p>A key element of the Rhondda Cynon Taf LDP core strategy is to build strong and sustainable communities in the Northern Strategy Area (NSA). In order to build strong and sustainable communities it will be necessary to halt the process of depopulation and decline and deliver beneficial, sustainable development in northern Rhondda Cynon Taf. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise, as identified in the above indicators, in relation to the following interrelated factors:</p> <p>Housing</p> <p>Below are the housing completion figures in the NSA for 2013-14, showing previous years completions for comparative purposes (CI 2);</p> <table border="1"> <thead> <tr> <th></th> <th>General Market</th> <th>Affordable</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2010-2011</td> <td>160</td> <td>21</td> <td>181</td> </tr> <tr> <td>2011-2012</td> <td>130</td> <td>26</td> <td>156</td> </tr> <tr> <td>2012-2013</td> <td>94</td> <td>52</td> <td>146</td> </tr> <tr> <td>2013-2014</td> <td>153</td> <td>23</td> <td>176</td> </tr> </tbody> </table> <p>Taking these and previous completions into consideration, an overall total of 1,423 new dwellings have been built in the NSA since the start of the plan period in 2006.</p> <p>During 2013-14, the Council approved 253 new houses in the Northern Strategy Area.</p>				General Market	Affordable	Total	2010-2011	160	21	181	2011-2012	130	26	156	2012-2013	94	52	146	2013-2014	153	23	176
	General Market	Affordable	Total																			
2010-2011	160	21	181																			
2011-2012	130	26	156																			
2012-2013	94	52	146																			
2013-2014	153	23	176																			

The average density of dwellings on allocated sites given permission in the NSA during the 2013-14 AMR period was 29.89 dwellings per hectare (dph), which is close to the density requirement of Policy NSA 10 of the LDP. This is a slight reduction from the previous year when there was an average density of 33.3dph. (CI 5)

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

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

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

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

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

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

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

Strategic Sites

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

Sustainable Development

During 2013-14, of all development permitted throughout the County Borough (80.02 hectares), 53.60% was on previously developed land, 16.08% on or within existing premises, 28.99% on greenfield land and 1.19% on open space within the settlement boundaries (CI 6). When land allocated for development in the LDP is excluded (in accordance with Indicator CI 9), 9.63% of development permitted was on greenfield land and 1.19% was permitted on open space.

Of all the developments permitted within the NSA in 2013-14, (totalling 27.193 hectares), 20.40 hectares or 75% were on previously developed land. A further 4.78 hectares or

17.58% of permissions were on or within existing premises; 1.25 hectares or 4.59% were on greenfield land and 0.76 hectares or 2.79% were on open space. These figures remain the same when allocated sites are excluded from the calculations relating to greenfield land and openspace(CI 9). An application for two dwellings was approved in a C2 flood risk zone in the NSA in 2013-14. (CI 8)

During 2013–14, no further wind turbines were permitted or installed within the NSA. 1 MW of renewable energy capacity has been permitted in the form of an anaerobic digestion facility at the Bryn Pica waste site (CI 12).

No SINC have been affected by developments permitted in the NSA during 2013-14.(LI 11)

Economic Activity

There was a resolution to approve an outline application for a retail store on the retail element of the Hirwaun Strategic site during 2013-14. No further development was permitted on allocated employment or retail sites in the NSA. Further information is given regarding these issues in the relevant analysis of results for CS6 and CS7 below. Further information on any proposals for such allocations is also detailed in Appendix 1 – Status of Allocations.

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

Sustainable Transportation / Accessibility

During 2013-14, 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 2013-14, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.6% of all new houses permitted are accessible and within 400 metres of at least one or more transport mode; 78.6% (11 of 14), of all new employment permitted is accessible and within 400 metres of one or more transport mode; and all retail permitted is accessible and within 400 metres of one or more transport mode. (LI 10).

Regeneration

Further elements of the Aberdare Town Centre Regeneration Strategy were being implemented during 2013-14. (LI 19)

Comment

The monitoring targets for Policy CS1 require **40%** of the LDP allocations in the NSA to be subject to planning consent or implemented by 2015 and 100% to be subject to planning consent or implemented by 2021. To date, 13 allocations have either been implemented, subject to planning consent or part of the allocation has been permitted. This equates to **28.9%** 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 some continued delivery of new houses in the NSA, both market and affordable, with 1,423 dwellings built here since the start of the plan period in 2006, 176 during the 2013-14 period and 253 dwellings approved throughout the year. If it is determined that the approved Community Infrastructure Levy is adopted in RCT, it is considered that there may be scope for more viable development proposals to come forward on the sites in the North of the County Borough. 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.

It has nevertheless been considered that to date, this monitoring target and its performance is not quite being achieved. It remains the Council's view that the situation can be ameliorated without immediate intervention at this stage or sufficient progress can take place in the latter part of the adopted LDP plan period not to require direct intervention. Accordingly, the performance status has been changed from green to amber.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 2 - Development in the South	1, 2, 4, 5, 6 & 8	SSA 1 to SSA 27
TARGET:	MONITORING TARGET:	
To ensure sustainable growth in the Southern Strategy Area that benefits Rhondda Cynon Taf as a whole over the Plan period	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 2, CI 4, CI 5, CI 6, CI 8, CI 9, CI 12, LI 9, LI 11 and LI 19		
ANALYSIS OF RESULTS:		
The objective in the Southern Strategy Area (SSA) is to ensure sustainable growth takes place in a manner that benefits Rhondda Cynon Taf. In order to deliver sustainable growth it is necessary to manage residential and commercial growth in the SSA in a manner that		

balances the economic potential of the area within its environmental capacity. To fully understand the progress made in achieving this target it is necessary to consider the findings of the monitoring exercise in relation to the following interrelated factors:

Housing

Below are the housing completion figures in the SSA for 2013-14, showing previous years completions for comparative purposes;

	General Market	Affordable	Total
2010-2011	224	57	281
2011-2012	188	13	201
2012-2013	243	25	268
2013-2014	322	36	358

Taking these and previous completions into consideration, an overall total of 2,100 new dwellings have been built in the SSA since the start of the plan period in 2006. (CI 2)

During 2013-14, the Council approved 716 new houses in the Southern Strategy Area.

The average density of dwellings on allocated sites given permission in the SSA during 2013-14 was 26.73 dph, below the level required by policy SSA 11. This is a decrease in density from the level of 34.3dph in last year's AMR. The Council has witnessed that the demand for lower densities are being driven by the developers in accordance with their market, whilst considerable negotiation has taken place at application stage to ensure an acceptable density level (CI 5)

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

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

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

- SSA 10.3 - Collenna Farm, Tonyrefail;
- SSA 10.5 – Site of the former Hillside Club, Tonyrefail (outline);
- SSA 10.7 – Land at Gwern Heulog, Coed Ely;

- SSA 10.17 – Glyntaff Farm, Rhydyfelin.

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

- SSA 7 – Former Cwm Colliery and Coking works, Tyn-y-Nant, outline residential (& school) application;
- SSA 9 – Former OCC Site, Llanilid, primary large residential element of site.

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

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

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

Strategic Sites

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

Sustainable Development

During 2013-14, of all development permitted throughout the County Borough (80.02 hectares), 53.60% was on previously developed land, 16.08% on or within existing premises, 28.99% on greenfield land and 1.19% on open space within the settlement boundaries (CI 6). When land allocated for development in the LDP is excluded (in accordance with Indicator CI 9), 9.63% of development permitted was on greenfield land and 1.19% was permitted on open space.

Of all the developments permitted within the SSA in 2013-14, (totalling 52.72 hectares), 22.49 hectares or 42.66% were on previously developed land. A further 8.09 hectares or 15.34% of permissions were on or within existing premises; 21.95 hectares or 41.64% were on greenfield land and 0.185 hectares or 0.35% were on open space.(CI 6)

Considering these figures when the permissions on allocated sites are excluded, (in accordance with CI 9), 6.35 hectares or 12.04 % of development permitted in the SSA was on greenfield land, whilst the figure for openspace remained as above.

Two dwellings were permitted in C2 flood risk zones in the SSA, whilst there was a further dwelling permitted in a C1 floodrisk zone.(CI 8)

Although Strategic Search Area F (SSAF) of TAN 8 is solely within the NSA, there were no further installations of wind turbines within the 5 KM search area of the SSAF as there have been in recent years. A small solar array was permitted with a 0.12 MW capacity in the SSA (CI 12)

2 SINC have been affected by proposed development permitted in the SSA during 2013-2014, with both of these subject to agreed mitigation schemes. (LI 11)

Economic Activity

Planning permission has been granted for a supermarket on the retail element of the Strategic Site allocation at Mwyndy/Talbot Green during 2013-14. There were no further developments permitted on allocated employment or retail sites in the SSA during 2013-14. Further information is given regarding these issues in the relevant analysis of results for CS 6 and CS 7 below. Further information on any proposals for these sites is also detailed in Appendix 1 – Status of Allocations.

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

Sustainable Transportation / Accessibility

During 2013-14, further implementation of the following schemes took place in the SSA: (LI 9)

- SSA 21.6 - Pontypridd to Tonyrefail via Llantrisant; sections 1 and 2 are now complete, and the third section is subject to planning permission.

Listed below are other schemes completed to date:

- SSA 20 - Taffs Well Station Park and Ride;
- SSA 21.1 - Treforest Connect 2 and SSA 21.2 - Extension of Connect 2 scheme to Pontypridd, are in effect one scheme and are fully complete and operational;
- SSA 21.3 – Maesycoed to Porth Cycle route;
- SSA 21.4 – Glyntaff to Nantgarw.

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

During 2013-14, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.6% of all new houses permitted are accessible and within 400 metres of at least one or more transport mode; 78.6% (11 of 14), of all new employment permitted is accessible and within 400 metres of one or more transport mode; and all retail permitted is accessible and within 400 metres of one or more transport mode. (LI 10).

Regeneration

Further elements of the Pontypridd Town Centre Regeneration Strategy were being implemented during 2013-14. The regeneration programme will result in an investment of £14m in commercial property and public realm improvements in the town centre during 2010-15. (LI 19)

Comment

As with Policy CS 1 the monitoring targets for Policy CS 2 require **40%** of the LDPs allocations in the SSA to be subject to planning consent or implemented by 2015 and 100% be subject to planning consent or implemented by 2021. To date, 21 allocations have either been implemented, subject to planning consent or part of the allocation has been permitted. This equates to **56.7%** 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 2,100 dwellings built since the

start of the plan period, 358 during the 2013-14 period and 716 dwellings approved through the year. These are positive results particularly given the challenging economic conditions. The Council is therefore confident that the monitoring target for CS 2 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:		
<p>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.</p> <p>The Council remains confident that the monitoring targets will be met.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.2 – Former Fernhill Colliery	1, 2, 4, 5, 7 & 10	NSA 5
TARGET:	MONITORING TARGET:	
The construction of between 350-400 dwellings, a local retail centre and area of informal recreation	ADOPTION: None	
	2015: Submission of application	
	2021: Development complete	

PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS RESULTS:	
LI 14, LI 15, LI 16, LI 17 and LI 18	
ANALYSIS OF RESULTS:	
<p>There has been continued interest and pre-application discussion for mixed employment and residential uses on the site since the latter part of 2013-14. Proposals for the development of the site, however, are at very early stages.</p> <p>In discussing proposals for this site, issues have arisen relating to its viability. The Council will continue to monitor the status of the site although it is considered that the target may not quite be met. However, there is confidence that the site can come forward without immediate intervention or sufficiently progressed not to require direct intervention. Accordingly, the status of the performance of the target has been changed from green to amber.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.3 – Former Phurnacite Plant	1, 2, 4, 5, 7 & 10	NSA 6
TARGET:	MONITORING TARGET:	
The construction of 500 dwellings, 5.9 hectares of employment, a new primary school and area of formal/informal recreation	ADOPTION: None	
	2015: Submission of planning application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>There have been pre-application discussions between the Council, 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 a resolution to approve an outline application for a supermarket development, subject to a Section 106 Agreement. This application has been called-in by the Welsh Government.</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>The Council is confident that the monitoring targets will be met.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.5 – Land South of Hirwaun	1, 2, 4, 5, 7 & 10	NSA 8
TARGET:	MONITORING TARGET:	
The construction of 400 dwellings, 36 hectares of employment, a new primary school, 2000m ² retail floorspace, medical/community 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>There has been a resolution to approve an outline application for retail development within the local centre element of the site, subject to a Section 106 Agreement.</p> <p>It is anticipated that the determination of this application will provide more certainty on the ability of other parts of the Strategic Site to come forward. Further pre-application discussions have taken place with regards to the residential and employment elements of the site. The substantial advancement of the pre-extraction of minerals here will allow for this development to come forward in accordance with the phasing strategy of the site.</p> <p>The Council is confident that the monitoring targets 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 school and area of informal recreation	ADOPTION: None	
	2015: Submission of planning application	
	2021: Development complete	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
LI 14, LI 15, LI 16, LI 17 and LI 18		
ANALYSIS OF RESULTS:		
<p>There has been a resolution to approve an outline application for the demolition of the existing structures on the site, (retention of listed towers), site remediation, land restoration and development to provide a mix of uses including 851 residential units (use class C3), a primary school and open space. This decision is currently subject to a Section 106 Agreement.</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>There is a full approval for a superstore within the proposed town centre element of the site. This was subsequent to the previous resolution to approve an outline planning application for the development of this new town centre, subject to a S106 Agreement.</p> <p>It is anticipated that the determination of the retail elements of the Strategic Site will provide the platform for the employment and residential proposals across the wider site to come forward.</p> <p>Certain elements of the initial monitoring target have been met, whilst the Council is confident that the remaining targets will be met.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 3.8 – Former OCC Site Llanilid	1, 2, 4, 5, 7 & 10	SSA 9
TARGET:	MONITORING TARGET:	
The construction of 1950-2100 dwellings, 2,500m ² retail floorspace, a medical centre, library/community facility, a new	ADOPTION: 248 dwellings	
	2015: Planning permission granted and implementation of development	

primary school and associated public open space.	2021: Development complete
PERFORMANCE:	
CORE AND LOCAL OUTPUT INDICATORS:	
LI 14, LI 15, LI 16, LI 17 and LI 18	
ANALYSIS OF RESULTS:	
<p>Detailed pre-application discussions have taken place in respect of this site over a considerable period of time and significant investment has been made in and around the site.</p> <p>A section of the site has consent for 243 dwellings and is being developed, with 136 dwellings completed. There is also a resolution to approve a comprehensive 'hybrid' development incorporating full and outline elements on the remainder of the site, subject to a Section 106 Agreement. This proposal comprises of up to 1,850 dwellings and a neighbourhood centre, (including community & leisure facilities, primary school, retail and commercial floorspace). Other elements in the proposal include highways infrastructure, strategic landscape areas and public open space.</p> <p>Certain elements of the initial monitoring target have been met, whilst the Council is confident that the remaining targets will be met.</p>	

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 4 – Housing Requirements	1 & 9	CS 3, AW 1, NSA 5, NSA 7 – 9 & SSA 7 - 10
TARGET:	MONITORING TARGET:	
Land will be made available for the construction of 14,385 new dwellings over the Plan period.	ADOPTION: 1751 Dwellings	
	2015: 8631 Dwellings	
	2021: 14,385 Dwellings	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 1, CI 2, CI 4 , CI 6 and LI 1		
ANALYSIS OF RESULTS:		
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 (2013), indicates that Rhondda Cynon Taf has a 3.7 year housing land supply, down from a 4.5 year supply the previous year. (CI 1)

Shown below are the dwelling completion figures for Rhondda Cynon Taf from 2010 through to 2013-14:

	General Market	Affordable	Total
2010 - 2011	384	78	462
2011 - 2012	318	39	357
2012 - 2013	337	77	414
2013 - 2014	475	59	534

Taking these and previous completions into consideration, an overall total of 3,523 new dwellings were built in Rhondda Cynon Taf since the start of the plan period in 2006. (CI 2)

During 2013-14, the Council approved 969 new houses in Rhondda Cynon Taf.

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)

	Size (ha)/Units	%Allocated Land/ %Allocated Units
Up to 2011	30.76 / 589	7.96% / 6.4%
2011 – 2012	10.98 / 244	2.84% / 2.65%
2012 – 2013	5.37 / 151	1.39% / 1.64%
2013 - 2014	19.38 / 531	5.02% / 5.77%
Totals to date	66.22 / 1,515	17.16%/16.47%%

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

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

The average density of housing permitted on allocated housing sites during the 2013-2014 AMR period was 27.34 dph. (CI 5)

Although below the annual target figure, the construction rate during 2013-14 represents a significant increase on last years building activity, of close to 30%. It is further evidenced that there is a continued delivery of new houses in Rhondda Cynon Taf, both market and affordable, with 3,523 dwellings built since the start of the plan period. 534 of these were

built during the 2013-2014 AMR period whilst 969 dwellings were approved. The impact of the global 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.

However, the results of the Joint Housing Land Availability Study (2013) have shown a potential issue arising with regards to medium-term land availability, indicating a reduced supply of 3.7 years (from 4.5 years in 2012). This housing land supply has been calculated using the residual methodology, based on the Rhondda Cynon Taf Local Development Plan and sites with planning permissions. It is recognised in the report that this reduced figure is partly a reflection of the proportion of brownfield land in the supply, where a longer lead-in time between planning permission and development is required to allow for remediation of the land.

Consideration is also given to the above mentioned difficult economic conditions that have persisted since 2008, in the UK and globally. Whilst the situation in 2013 was more stable than in 2008-2009, the economic climate is still producing uncertainty over future activity in the housing market. A particular issue that has arisen in recent years is that of the viability of developing residential sites, even where sites are physically unconstrained. Of particular concern is the perceived inability of developers to come forward with profitable schemes whilst also being able to meet full planning obligation requirements. This has occurred in both the NSA and SSA, although it is clear from the above analysis that large residential allocations are coming forward more successfully in the SSA than in the NSA.

The current low level of viable housing demand is also illustrated by using the annual past residential completions method for identifying housing land supply. It was agreed to use this method for comparison purposes only during the 2013 JHLA study process. Even considering a long-term, 10 year period which includes the high annual completion rates before 2008-9; using this method of calculation, the housing land supply would be over 11 years.

Whilst the Council recognises that meeting the monitoring targets for the core policies 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 at this time 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:		
<p>Policy CS 5 seeks the provision of 1,770 affordable homes over the LDP period. During 2013-14, 59 new affordable homes were built in Rhondda Cynon Taf. This brings the total number of affordable homes built since the start of the plan period in 2006 to 489.</p> <p>The delivery of new affordable housing in Rhondda Cynon Taf is intrinsically linked to the development of new general market housing. The downturn in volume house building 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</p>		

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

PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 3, CI 4, CI 6 and LI 5		
ANALYSIS OF RESULTS:		
<p>Policy CS 6 of the LDP allocates 51 hectares of land for strategic employment and 47 hectares for local employment purposes. None of these employment allocations were developed during 2013-14 and none were lost to alternative uses. (CI 3).</p> <p>Full planning permission remains valid for a sustainable waste resource recovery and energy production plant on the allocated employment site NSA 14.1 at Hirwaun Industrial Estate. This scheme includes a combined heat and power plant with capacity of 20 MW.</p> <p>In March 2014, an application was made for a significant 299 MWe gas-fired power station, also at Hirwaun Industrial Estate. This is to be determined by the Secretary of State for Energy and Climate Change.</p> <p>Furthermore, during 2013-14, a major industrial development proposal was approved in the form of an extension of over 2,000 sqm to the existing Ortho-Clinical Diagnostic facility at Pencoed Technology Park.</p> <p>A further application was submitted, and is currently subject to determination, for a mixed employment and other uses development on policy allocation NSA 14.1, Ferndale & Highfield Industrial Estate.</p> <p>In addition to the allocated sites, the Council annually monitors the 103 operating 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. The monitoring process indicated that there was an average vacancy rate of employment units of 16% across these operating sites. Some of these sites also have considerable areas of cleared or undeveloped land within them for further new development opportunities.</p> <p>In allocating the sites in the LDP, the Council considered that the most appropriate and suitable sites were allocated to meet the calculated need for new major employment land in the County Borough. 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. 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.</p> <p>Accordingly, it is not considered that this issue would necessitate an early review of the LDP at this time. However, it is acknowledged that the issue of employment land, its appropriate location and scale will be one that would require significant consideration at the time of statutory review in 2015. It has also been considered that this monitoring indicator could be amended to better reflect the employment activity in the County Borough.</p>		

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 7 - Retail Development	2 & 6	NSA 17 SSA 15
TARGET:	MONITORING TARGET:	
<p>Improve viability and vitality of 8 Key Settlements and 3 Principal Towns in Rhondda Cynon Taf over the Plan period</p> <p>Development of between 34,400m²-36,400m² new retail floorspace throughout the County Borough over the Plan period</p>	ADOPTION: None	
	2015: 40% of allocations	
	2021: 100% of allocations	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 4, CI 6, CI 7, LI 6, LI 7 and LI 8		
ANALYSIS OF RESULTS:		
<p>The LDP allocates land for the development of between 34,400sqm - 36,400sqm of new retail floorspace. During 2013-14, full permission has been given for a 10,976 sqm gross floorspace superstore on the Mwyndy -Talbot Green Strategic Site. This is within the wider Town Centre proposals for 33,400 sqm of retail and leisure floor space, an outline application of which was resolved to approve during 2012-13.</p> <p>Since the adoption of the LDP, planning permission has been granted for 7,717sqm of new retail floor space at Pontypridd Retail Park/Brown Lennox - SSA 15.1. This 2 hectare site is now fully developed and operational.</p> <p>There have also been resolutions to approve 3 outline applications for supermarkets during 2013-14. One within the local centre of the Strategic Site at Hirwaun, another within the Robertstown Strategic Site and the third within the existing village of Hirwaun. These permissions were subject to a Section 106 Agreement, although they were subsequently called-in by the Welsh Government. Further to this, the application on the Hirwaun Strategic Site is now to be determined by the Council, whilst the application on the Robertstown Strategic Site in Aberdare, is to be decided by a hearing, to take place in November 2014.</p>		

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

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

The overall town centre vacancy rate for the Principal Towns and Key Settlements is 11.4%, as determined by the Council's annual retail survey conducted in February 2014. This is slightly above the UK average vacancy rate of 10.6% in April 2014 and 11.1% in September 2013, although lower than the April 2013 UK average of 11.9% (BRC/Springboard). When compared with the Welsh average town centre vacancy rates, Rhondda Cynon Taf fared well, with vacancy rates below the Welsh national average of circa 16% to 17% exhibited throughout the year.

The individual Principal Town and Key Settlement vacancy rates are on the whole relatively low. However, certain centres have seen some small increases in vacancy since last year. Particular centres, namely Talbot Green, Hirwaun, Llanharan and Treorchy are experiencing particularly low vacancy rates, well below Welsh and UK average rates. Other centres in Rhondda Cynon Taf that have notably high vacancy rates, being Mountain Ash and Tonypandy, have seen some positive and significant reduction in their vacancy during 2013-2014 from the previous year.

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, including major highways, roads, public transport, walking and cycling.</p> <p>During 2013-14, implementation of the following cycle route scheme took place:</p> <ul style="list-style-type: none"> • SSA 21.6 - Pontypridd to Tonyrefail via Llantrisant; section 2 was completed with section 1 previously completed. <p>Listed below are other schemes completed to date:</p> <ul style="list-style-type: none"> • NSA 21.3 - Expansion of existing park and ride facilities, Robertstown; • NSA 23.3 - The Heads of the Valley Cycleway & links to Hirwaun Industrial Estate. • SSA 20 - Taffs Well Station Park and Ride; • SSA 21.1 - Treforest Connect 2 and SSA 21.2 - Extension of Connect 2 scheme to Pontypridd, are in effect one scheme and are fully complete and operational; • SSA 21.3 – Maesycoed to Porth cycle route; • SSA 21.4 – Glyntaff to Nantgarw. <p>Other advancements relating to the transportation allocations include the undertaking of feasibility works for the A4059 Aberdare bypass extension, being policy CS 8(A). It is also programmed that there will be a junction upgrade scheme implemented on the A4119/A473 corridor, policy CS 8(B).</p>		

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

Further LDP transportation allocations may come forward in accordance with the South East Wales Metro system, the concept and proposals for which have been developed by the Cardiff Capital Region board. These include improvements at Treforest train station, (SSA 20.4), Pontyclun train station, (SSA 20.5), further development of Taffs Well train station, (SSA 20.6) and the development of the rail network and stations between Pontyclun and Beddau, (SSA19).

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

During 2013-14, the LDP and Development Management process has been successful in guiding development to sustainable locations. 99.6% of all new houses permitted are accessible and within 400 metres of at least one or more transport mode; 78.6% (11 of 14), of all new employment permitted is accessible and within 400 metres of one or more transport mode; and all retail permitted is accessible and within 400 metres of one or more transport mode. (LI 10).

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 2013-14, a further 3.2 hectares of waste management capacity was permitted. This equates to 25.6% of the lower capacity requirement (in the Regional Waste Plan), of 12.5 hectares or 14.75% of the higher capacity requirement of 21.7 hectares. Taking account of		

the capacity previously permitted, the total 9.2 hectares permitted equates to 73.6% and 42.4% of the capacity requirements respectively.

Waste management in Rhondda Cynon Taf during 2013-2014 saw the following rates of disposal;

Recycled – 38.20%
Reused – 0.49%
Composted – 10.61%
Energy Recovery – 9.14%
Landfilled – 41.56%

Amendments to national policy guidance on Waste at the end of the monitoring period in February 2014, will be considered in advance of next year's AMR to determine whether this indicator needs to be amended to reflect these changes. This issue will also be taken into consideration at the Review of the LDP in 2015.

POLICY:	OBJECTIVE:	RELATED POLICIES:
CS 10 - Minerals	10	AW 14 & SSA 26
TARGET:	MONITORING TARGET:	
Maintain 10-year land bank of permitted aggregates reserves	ADOPTION: N/A	
	2015: N/A	
	2021: N/A	
PERFORMANCE:		
CORE AND LOCAL OUTPUT INDICATORS:		
CI 11		
ANALYSIS OF RESULTS:		
<p>No primary land-won aggregates were permitted for extraction in 2013–2014, with aggregate production in Rhondda Cynon Taf continuing at Craig yr Hesg quarry in Pontypridd and at Hendy and Forest Wood quarries near Pontyclun.</p> <p>However, as discussed in chapter 3 of the AMR above, during 2013-14, the South Wales Regional Aggregates Working Party (SWRAWP), of which Rhondda Cynon Taf is a member, prepared a Regional Technical Statement (RTS) for minerals. The RTS sets out specific planning guidance, aimed at ensuring the sustainable supply of aggregates in Wales. It was endorsed by member Authorities on 1st April 2014 and by the Welsh</p>		

Government on 17th July.

The document sets out detailed calculations to determine a projected demand for aggregates in the South Wales region from December 2010 until 2036. It subsequently apportions a tonnage of aggregates that each of the 18 Local Authorities in the SWRAWP need to provide.

The projections of demand for aggregates are based on historical patterns of production for the period 2001 to 2010. Accordingly, the RTS 1st Review requires Rhondda Cynon Taf to make provision for aggregates at the rate of 0.69 million tonnes (mt) per year, or a total of 17.25 mt during the RTS period – 2010 to 2036. At the base date of the RTS process, December 2010, the Authority had existing landbanks of permitted reserves (i.e. the amount of stone/aggregate that has planning permission to be quarried) of just 13 mt.

The RTS 1st Review states that unless new permissions have been granted since December 2010 to address this shortfall, new allocations totalling at least 4.25 mt will need to be identified within the Rhondda Cynon Taf Local Development Plan; although this of course is a retrospective requirement.

The LDP had already designated land to the rear of the existing Craig yr Hseg Quarry as a Preferred Area of Known Minerals Resource, partly to meet the identified landbank shortfall in the original RTS of 2008. This could also potentially play the same role in meeting the identified shortfall in the RTS 1st review. Although in terms of national planning policy, Rhondda Cynon Taf need only have a landbank of 10 years at the end of the LDP plan period in 2021, i.e. 2031 not up to 2036.

Since the adoption of the LDP, an approval for an extension to the Forest Wood Quarry, Pontyclun, was made by the Vale of Glamorgan County Borough Council (April 2011). This allowed for the extraction of 3.395mt of aggregate. Although the extension is within the Vale of Glamorgan, it will be part of the existing working quarry in Rhondda Cynon Taf. SWRAWP and the RTS 1st Review recognise that these new permissions are associated with the existing quarry, and as such, shall be included in the landbank for Rhondda Cynon Taf. Therefore, the Council had a landbank of approximately 16.395 mt in April 2011, equating to approximately 23 years, or 13 years at the end of the LDP plan period.

5 SUSTAINABILITY APPRAISAL MONITORING

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

Results of the SA Monitoring

1. Housing	
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 2013–14, 534 dwellings, including market and affordable, were built in total. 59 of these were affordable, equating to 11% of all houses built during the year. A further 16 affordable units created through renovations of previously vacant properties and within a hostel would increase the figure to 13.8%.</p> <p>Although slightly below last year's figure, from an SA perspective the overall figures on affordable housing are generally progressing in the right direction over recent years and the prediction made in the SA of an increase in provision of affordable housing is correct. The SA also predicted that this would have positive long-term effects for health and the economy through the retention of young people and families, especially in the northern areas, where depopulation is an issue.</p> <p>However as noted in the analysis of results for CS 5 (Affordable Housing), the delivery of affordable housing is closely tied to the overall house building figures. In order to have a sustained long-term and positive effect on housing, employment and health; the number of affordable homes delivered will need to increase throughout the plan period. This will be dependent on economic recovery and increased build rates of market housing on a national and local scale.</p>	

2. Culture and Heritage		
SA Target	SA Indicator	
<ul style="list-style-type: none"> Reduce number of buildings on at risk register (year on year) Maintain/ protect locally designated sites of cultural value and areas of high archaeological value 	<ul style="list-style-type: none"> Buildings at Risk (absolute number) Number of Designated Sites with Management Plans 	
Monitoring Results	(Buildings at risk)	(Mgt plans)
<p>April 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>April 2013-March 2014:</p> <ul style="list-style-type: none"> 47 Buildings at Risk; 7 Designated Sites with Management Plans <p>Although buildings may well have been restored (or other listed buildings deteriorated) during this last year, they will only be formally removed/ amended at a Buildings at Risk re-survey. As Cadw hasn't re-surveyed the listed buildings in RCT since 2011, the indicator results remain as last year. 7 designated sites have management plans whilst two further conservation area appraisals and management plans have been prepared. Works have begun on the permitted restoration of the Grade II listed Lido in Ynysangharad Park, Pontypridd to an operational facility.</p>		

3. Communities		
SA Target	SA Indicator	
<ul style="list-style-type: none"> Improve access to public transport and community facilities for all Increase % of people with qualifications and improve skills 	<ul style="list-style-type: none"> Proportion of new housing, employment and retail development accessible by a range of transport modes per annum. Number of enrolments on adult education courses per 1000 population. % of 15/16 year olds achieving the 'core subject indicator' (grade C in GCSE English or welsh and Science in combination). 	
Monitoring Results	(access to transport modes)	(education)
<p>Improve access to public transport and community facilities for all.</p> <p>April 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>April 2013 - March 2014</p> <ul style="list-style-type: none"> 99.6% of all new houses permitted during 2013 –14 are accessible and within 400 metres of at least one or more transport mode. 78.6% (11 of 14), of all new employment permitted is accessible and within 400 metres of one or more transport mode. All new retail permitted is accessible and within 400 metres of one or more transport modes. 		

Overall, the indicators measured for accessibility illustrate a very high level of performance. In particular, the proximity of new development permitted to transport modes is very high, from 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.

Increase % of people with qualifications and improve skills.

April 2010 - March 2011:

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

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).

April 2013 - March 2014:

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

In terms of increasing skills and qualification, the figures show a generally similar number of adults enrolling in adult education courses between 2010-11 and 2013-14. There has, however been a positive increase during 2013-14 to the previous year of 8.49%.

With regard to GCSE performance, the results show an increase of 1.96% from last year, or an increase in 2.72% since 2010-11. However, it remains that Rhondda Cynon Taf are just below the Welsh average for this indicator which is 52.7%. (Source: Statistics for Wales - Schools in Wales: Examination Performance 2012).

4. Health	
<i>SA Target</i>	<i>SA Indicator</i>
<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>April 2013 - March 2014:</p> <ul style="list-style-type: none"> • 9,917 visits to leisure centres per 1,000 population. <p>Although this figure appears less than last year, it is not comparable as there has been a change in the way that this indicator is calculated. Nevertheless it indicates a high level of participation in exercise and use of leisure centres. This is a positive indicator of the effort put into encouraging people to keep fit and healthy.</p>	

5. Economy	
<i>SA Target</i>	<i>SA Indicator</i>
<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	

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

As discussed in last year's AMR, the data for employment by occupation is no longer available in the format as shown above from previous year's monitoring. In the AMR 2013, the census 2011 data was shown. This method of data analysis and has been continued and collected quarterly. The table below shows the average percentage of employment by occupation for the period April 2013 – March 14 in this new format for Rhondda Cynon Taf and Wales wide, with the census 2011 for comparison purpose.

Occupation of all persons in employment age 16 - 74	Rhondda Cynon Taf 2013-14 (%)	Rhondda Cynon Taf 2011(%)	Wales 2013 -14 (%)	Wales 2011 (%)
1. Managers, Directors and Senior Officials	8.9	7.8	9.4	9.2
2. Professional Occupations	14.4	13.9	18.2	15.8
3. Associate Professional and Technical Occupations	12.9	10.3	12.4	10.8
4. Administrative	9.8	11.4	11.1	11.1

and Secretarial Occupations				
5. Skilled Trades Occupations	13.0	13.0	12.5	13.4
6. Personal Service Occupations	10.7	11.8	10.2	10.5
7. Sales and Customer Service Occupations	9.0	9.0	8.2	9.0
8. Process, Plant and Machine Operatives	10.7	9.8	7.1	8.1
9. Elementary Occupations	10.4	12.9	11.1	11.9

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

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

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 2013-14. The results for 2010-11, 2011-2012 and 2012-13 are also shown for comparison purposes:

Principal Town / Key Settlement	Vacancy Rate 2013/2014	Vacancy Rate 2012/2013	Vacancy Rate 2011/2012	Vacancy Rate 2010/2011
Aberdare	12.7%	8.18%	6.0%	12.9%
Pontypridd	9.2%	9.22%	7.28%	6.63%
Llantrisant/Talbot	2.7%	2.68%	3.57%	0.9%

Green				
Ferndale	8.7%	6.52%	8.7%	13.0%
Hirwaun	0%	0%	4.76%	4.76%
Llanharan	10%	0%	0%	5.0%
Mountain Ash	20.4%	23.66%	18.28%	19.35%
Porth	15.8%	11.48%	10.92%	15.13%
Tonypanydy	18.4%	23.33%	18.24%	18.24%
Tonyrefail	9.6%	11.53%	7.55%	9.26%
Treorchy	4.2%	6.83%	5.93%	4.2%
Overall Vacancy Rates	11.4%	10.8%	9.1%	10.7%

The overall town centre vacancy rate for the Principal Towns and Key Settlements is 11.4%, as determined by the Council's annual retail survey conducted in February 2014. This is slightly above the UK average vacancy rate of 10.6% in April 2014 and 11.1% in September 2013, although lower than the April 2013 UK average of 11.9% (BRC/Springboard). When compared with the Welsh average town centre vacancy rates, Rhondda Cynon Taf fared well, with vacancy rates below the Welsh national average of circa 16% to 17% exhibited throughout the year.

Business Birth Rates in Rhondda Cynon Taf.

The timing of the release of business birth rates does not correspond with the financial year/AMR monitoring period. Data is released approximately 11 months after the reference period. As such, the latest available data relates to the 2012 calendar year when the business birth rate was 505 (Source; Business Demography, ONS). This is a reduction of 9% from the previous year's total of 555.

6. Employment	
SA Target	SA Indicator
<ul style="list-style-type: none"> Increase opportunities to work within the district. 	<ul style="list-style-type: none"> [%] increase in local job growth by sector/ reduction in numbers of economically inactive [%] of resident working age population employed
Monitoring Results	
<p>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 16-64 years) (Stats Wales). <p>2012 – 2013:</p> <ul style="list-style-type: none"> 24% of all working age people in Rhondda Cynon Taf are economically inactive; 62.5% employment rate in Rhondda Cynon Taf. (of persons aged 16-64 years) (Stats Wales). <p>2013 – 2014:</p> <ul style="list-style-type: none"> 19.7% of all working age people in Rhondda Cynon Taf are economically inactive; 68.20% employment rate in Rhondda Cynon Taf, (of persons aged 16-64 years) (Stats Wales). <p>'Stats Wales' shows a noticeable drop in the number of economically inactive working age people in Rhondda Cynon Taf, from 24% in 2012-13 to 19.7% over this year's monitoring period in 2013-14. This compares favourably with the Welsh national figure which is slightly higher at 20.7% and the UK figure which is 18.7%. Similarly, the employment rate has increased over the year, from 62.5% last year to 68.2% this year. This is a positive trend in light of the current economic situation.</p>	

7. Transport	
SA Target	SA Indicator
<ul style="list-style-type: none"> All new developments located to support and encourage sustainable travel choices 	<ul style="list-style-type: none"> % [or absolute number of] developments that deliver sustainable transport solutions. The 2011 Census Travel to work data. A measure of the increase in services and patronage of local bus services.
Monitoring Results	
<p>Sustainable Transport Solutions</p> <p>During the 2013 – 14 monitoring period, there were a further 4 developments that delivered specific sustainable transport solutions. These were primarily for the more comprehensive developments approved over the year, including the Michael Sobell school and leisure re-development, the superstore at Talbot Green and the major extension to the ortho-clinical diagnostics facility at Pencoed Technology Park. This is similar to the figure of the previous year, although there were as many as 8 during 2011-12.</p> <p>The following results are from Local Indicator 10 (also shown above) which considers the proximity of new developments to existing transport services;</p> <ul style="list-style-type: none"> 99.6% of all new houses permitted during 2013–14 are accessible and within 400 metres of at least one or more transport mode. 78.6% (11 of 14), of all new employment permitted is accessible and within 400 metres of one or more transport mode. All new retail permitted is accessible and within 400 metres of one or more transport modes. <p>These can be seen as the result of the successful allocation of sites within the LDP alongside a successful development management process in the County Borough.</p> <p>Travel to Work.</p> <p>In last year's AMR, the travel to work data was taken from the 2011 Census. Accordingly, there has been no update for 2013-14. For information, last year's data was as follows and sourced from a total of 172,047 residents between the ages of 16 and 74;</p> <p>Private Car, Motorcycle/Taxi/Van - 46.0%</p> <p>Public Transport - 4.8%</p>	

On Foot - 5.0%

Cycle/Other - 0.5%

Works at Home - 1.6%

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

Local Bus Services and their patronage.

The number of local bus services has increased to 74 during 2013–14, from 69 operating in the previous year. There have not been many major changes to the network, mostly small additions and deviations from existing routes. However, there have been certain services discontinued.

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 manoeuvrability and subsequent 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.

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	
<p>April 2011 - March 2012:</p> <ul style="list-style-type: none"> 1.8% (4) new builds met BREEAM standards; 76.9% (87) new builds for C3 met Level 3 Code for Sustainable Homes. <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>April 2013 - March 2014:</p> <ul style="list-style-type: none"> All new build residential units permitted met Level 3 of the Code for 	

Sustainable Homes. This excluded conversions of existing buildings and extensions to buildings to create units. There have also been other proposals for specified housing numbers within outline applications which haven't included details of the Code for Sustainable Homes at that stage.

- 3 of 5 new build commercial developments met BREEAM standards, two being 'excellent' level and the other 'very good'. However, a positive aspect of this indicator is that these three permissions were again for the more comprehensive developments approved over the year, including the Michael Sobell school and leisure re-development, the superstore at Talbot Green and the major extension to the ortho-clinical diagnostics facility at Pencoed Technology Park.

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 12 new-build developments permitted within the designated Special Landscape Area's (SLA's) during 2013-2014. Most, including 2 agricultural barns, 3 horse ménages, the conversion of 2 existing buildings and 3 new dwellings were all deemed generally appropriate to the character of the SLA. Others, including a large recycling operation and a facility for storage of vehicles were considered less so.</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	

2 SINC have been affected by proposed development permitted during 2013-14, with both of these subject to agreed mitigation schemes. The net result of which, is to ensure that the impact of development on the designated SINC is of an acceptable level. This is a considerable improvement for this indicator from last year's results. The Council is currently undertaking a review of all SINC in the County Borough.

NRW advised that the most recent monitoring results of the 14 biological (or mixed biological and geological) SSSI and 3 SAC in Rhondda Cynon Taf, indicate that 7 of the SSSI and 2 SAC have 1 or more of their qualifying features in an unfavourable condition. Conversely, 8 of the SSSI and 2 SAC have 1 or more of their qualifying features in a favourable condition. However, NRW, who undertake the assessments, state that the monitoring cycles are between 3 and 6 years depending on the habitat, so the status of some SSSI may have changed. The length of time of the monitoring cycle would mean that this indicator would remain amber.

The Council will continue to monitor the target on the basis of the information available in relation to SINC and will take the opportunity to discuss with NRW how improved data can be obtained in relation to SSSI and SAC designations.

11. Water	
SA Target	SA Indicator
<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; <p>No new development in a C1 or C2 flood risk zone that is contrary to TAN 15.</p> <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.

April 2013 - March 2014

- 9 of 15 new build residential developments of over 5 dwellings included a sustainable drainage system as part of their proposal. An even more positive element of this indicator is that these 9 development proposals were for 686 dwellings whilst the remaining 6 proposals were for just 46 dwellings. This equates to 94.1%. A further application for 53 units has its drainage details yet to be finalised.

The permitted major commercial development proposals over the year, including the supermarket at Talbot Green, the Michael Sobell school and leisure development and the large extension to the industrial unit near Pencoed all have comprehensive sustainable drainage systems. These results demonstrate considerable improvements with regards to the consideration of sustainable drainage in modern developments in Rhondda Cynon Taf in recent years.

- 3 applications were permitted for 4 dwellings in C2 floodrisk zones, with a further permission for a dwelling in a C1 floodrisk zone.

12. Climate Change

<i>SA Target</i>	<i>SA Indicator</i>
<ul style="list-style-type: none"> • Reduce greenhouse gas emissions 	<ul style="list-style-type: none"> • % change in per capita carbon dioxide emissions across industry/commercial, domestic, road transport and total CO₂
Monitoring Results	

Local Authority Carbon Dioxide Figures (September 2012) In tCO₂. With the data for 2012 being the most recent.

<i>Rhondda Cynon Taf</i>	<i>Industry & commercial</i>	<i>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
2011	1.7	2.00	1.50	5.30
2012	1.7	2.20	1.50	5.50

According to the data available from DECC, the Co2 emissions in RCT Borough

per head of population has seen a small overall increase over the past year, although there was a significant reduction the year before. There has been a general reduction trend over the past 10 years. During the past year this small increase was seen in just one of the indicators - for domestic production, with the other 2 remaining at the previous year's level. 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 do not 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>Energy Efficient Design</p> <p>The analysis of the results of new developments and buildings meeting BREEAM and/or Code for Sustainable Homes Standards are discussed above in SA Indicator 8.</p> <p>April 2013 – March 2014</p> <ul style="list-style-type: none"> All new build residential units permitted met level 3 of the Code for Sustainable Homes. 3 of 5 new build commercial developments met BREEAM standards, two being 'excellent' level and the other 'very good'. <p>Renewable Energy</p> <p>To date, there are 54 industrial sized wind turbines constructed and operating within Rhondda Cynon Taf, with a total (approximate) capacity of 63.4 MW. During the monitoring period 2013-2014, no further wind turbines were fully installed for operation within SSAF. However, as stated above, significant progression of the installation of 9 large wind turbines with a 27 MW capacity</p>	

took place at Mynydd Bwlfa.

Additionally, although not subject to a Local Authority level determination, the DECC has 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 Strategic Search Area F (SSAF). All pre-commencement conditions were agreed at the end of the monitoring period.

A decision has also been made to permit, subject to a section 106 agreement, the replacement of 20 turbines (totalling 9 MW capacity) at Taff Ely Windfarm, with 7 large turbines having a total capacity of up to 17.5 MW.

During 2013-14, planning permission was granted for 1.12 MW of renewable energy capacity. This included 1 MW of capacity from the anaerobic digestion facility approved at the Bryn Pica waste site. A further 0.12 MW of capacity was approved in the form of solar panels associated with a leisure development. In 2013-14, planning permission was sought for 2 solar farms, on greenfield sites in Rhigos (5.5 MW) and Mountain Ash (8.06 MW). The combined capacity would be 13.56 MW, but neither application has been determined.

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%. <p>2013-2014</p> <ul style="list-style-type: none"> 534 dwellings were completed of which 287 were on previously developed land, which is a percentage of 53.7%. 	

The indicator suggests that there has been a steady increase in residential development completions on brownfield or previously developed land over the past year. This is further encouraging considering that this is a percentage of a far higher total of overall completions. It is hoped that this pattern continues over the period of the plan, with the delivery of further brownfield sites allocated in the LDP.

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 landfilled; 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 landfilled; 0.32% of waste reused; 32.00% of waste recycled. <p>April 2012 - March 2013:</p> <ul style="list-style-type: none"> 38.4% of waste landfilled; 0.39% of waste reused; 35.18% of waste recycled; 17.42% of waste subject to energy recovery; 8.6% of waste composted. <p>April 2013 - March 2014</p> <ul style="list-style-type: none"> 41.56% of waste was landfilled; 0.49% of waste was reused; 	

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

The results of this indicator show a small increase in the percentage of waste that was landfilled, although still over 10% less than at the start of the decade. There was, however, an increase in percentage of waste recycled which is a positive direction of travel for this indicator.

6. 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 2013-2014. It remains very difficult to collate meaningful data with regards to identifying the scale of use of secondary and recycled aggregates within the developments industry.

17. Air Quality

SA Target	SA Indicator
<ul style="list-style-type: none"> • Maintain and improve air quality 	<ul style="list-style-type: none"> • % decrease in pollutants monitored through Air Quality Management Area (AQMA) (NOx, NO2, PM10)
Monitoring Result	

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

Although the number of Air Quality Management Areas has remained the same, the overall average amount of NO₂ throughout the 13 areas has increased somewhat significantly by 24.5%. This is obviously of concern to the Authority. Accordingly, on the 6th May 2014 the Local Authority adopted 13 Air Quality Action Plans for the respective AQMAs within its area. It is therefore expected that we should see an improvement in these figures over the next few years.

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 2014 AMR is the third 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 There have been several quite significant changes or proposed changes to national policy and guidance, which have been discussed in Section 3 of this report. Primarily, these include amendments to PPW and TAN 23 in relation to economic development, PPW and TAN 21 in relation to waste and also TAN 20 which outlines a new approach to the consideration of Welsh language in LDP's. The Draft Planning Bill proposes significant amendments to the development plan process and structure in Wales. Whilst these policy changes will undoubtedly alter the future local planning framework, and will be considered as appropriate in any development management decision making process, they are not considered to be of a scale that would require immediate review of the LDP. Neither is it considered that they would directly affect the implementation of the LDP. These policy changes will be considered further at the statutory LDP Review stage from March 2015 with any amendments made to the LDP as necessary.

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

- 6.5 Further external socio-economic contextual changes that have the potential to effect the implementation of the LDP are outlined in Section 3. A major proposal put forward in the 'Report of the Commission on Public Service Governance and Delivery, January 2014' is for local government re-organisation and the consideration of merging existing Local Authorities. It has been put forward that Rhondda Cynon Taf may be merged with Merthyr Tydfil. Accordingly, in terms of development plans and the LDP, as both Authorities are due for statutory review at similar times in 2015, consideration should be given to a joint LDP review for the combined area.

- 6.6 Information has also been published in relation to up to date forecasts of housing and population projections until 2036. This may have an effect on overall housing figures that the LDP needs to provide for through the latter part of the plan period. This in itself is not considered an issue that would trigger a review of the plan, although the data will be seen as a starting point to review required housing figures at the time of the statutory LDP review.
- 6.7 The section further outlines in detail the challenging economic conditions in which the LDP is being implemented. Whilst a prolonged reduction in investment in the housing and commercial markets has inevitably had 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 at a national level. For example, public investment has intervened with the introduction of the Help to Buy homes scheme. There does now appear to be an emerging recovery in the economic climate as seen in the rise in house prices in recent years and increased housing completions and permissions. The Council believes as the economy starts to improve the LDP will provide a robust platform for the delivery of new housing and commercial development.
- 3) ***Has there been a significant change in local context e.g. closure of a significant employment site that undermines the local economy or the cumulative effect of a series of closures?***
- 6.8 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 was a reduction in development activity in both the housing and commercial sectors post 2008. Encouragingly, the results of the 2013-14 monitoring exercise show moderate growth in both of these sectors. In particular, there has been considerable interest in the retail and supermarket sector over the past few years. Permission has been given for one large supermarket over the monitoring period, with 3 others in their final stages of decision.
- 6.9 Analysis of Core Policies 1 through to 5 in Section 4 of the report provides some encouraging analysis of the state of the housing sector in the County Borough. However, it also raises certain issues with regard to the early uptake and development of allocated sites in the Northern Strategy Area.
- 6.10 During the monitoring period, the Authorities' CIL production went through its final stages. Following the hearing in May 2014, it was concluded that the Draft Charging Schedule would provide an appropriate basis for the collection of the levy in Rhondda Cynon Taf. If approved to be implemented in the County Borough, then it is considered that it should have a positive effect on the certainty and viability of allocated sites coming forward for development, with further incentives for sites in the Northern Strategy Area.
- 6.11 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?*

6.12 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 2013-14 included continued support for a range of grant programmes and funding for town centre regeneration schemes in Pontypridd and Aberdare. A newly approved grant of £5.98 million from Welsh Government will fund a programme of regeneration in the wider Pontypridd Principal Town area. There has also been the launch of a new national funding programme to help first time buyers onto the property market, namely the 'Help to Buy' scheme. Private sector investment in 2013-14 has resulted in the development of 534 dwellings and further proposals approved for the development of 969 new dwellings. There have also been permissions granted for 43,854 sqm of major retail, office and leisure floorspace from both public and private sector investment.

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?*

6.13 The results of the LDP monitoring exercise are set out in Section 4. The findings of the monitoring process indicate that LDP targets in relation to Policies CS 2, 3, 7, 8, 9 and 10 are ongoing, being met or exceeded and 4 targets in relation to Policies CS 1, 4, 5 and 6 are not currently being achieved. In the case of Policies CS 1, 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, including at the formal review of the LDP in 2015.

6.14 The findings of the SA monitoring exercise are outlined in Section 5 of the AMR. The results indicate that overall, the plan is travelling in a positive direction for the majority of aspects of sustainability; these being the indicators for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils and Waste. Indicators for Culture and Heritage and Communities are seeing some elements being met whilst others are not currently being achieved. The delivery of Housing, Economy and Biodiversity are not currently being achieved, although the situation can be ameliorated or sufficiently progressed without immediate intervention. Air Quality has been shown to deteriorate, with the production of management plans by the Authority to ameliorate the situation. Further consideration may again need to be given to how the target for Minerals is measured.

LDP Wales (2005) Monitoring Framework

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

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

6.16 In the Council's opinion the evidence collected as part of the annual monitoring process for 2013-14 indicates that the LDP Strategy remains sound, effective and is for the most part being delivered. Whilst the impact of the global economic recession has meant that development in some areas is slower than envisaged, it remains our view that the LDP will provide a robust platform for sustainable economic growth and regeneration over the plan period. Considering also that the LDP is now only entering its fourth year post adoption, the Council remains confident that many of the sites will be delivered, (as envisaged in the timetable of the LDP), over the remaining 7 years by the end of the Plan period.

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

6.17 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, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils and Waste.

6.18 As discussed above, the LDP policies are continuing to have an improving effect on the availability, diversity and quality of housing stock across the County Borough. The permissions for new retail facilities within allocated sites are also broadening the availability and range of retail opportunities for the residents here. The sustainable location of these developments, as indicated in indicator CI 6 in relation to development on brownfield land and in LI 10 in relation to accessibility to transport modes other than private cars, will hopefully have a small albeit positive impact on local, national and global resources and sustainability.

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

6.19 As section 3 indicates, there were numerous changes in national planning policy guidance as well as proposed changes to the structure of the planning system in Wales during 2013-14. As discussed in that section of the AMR and in response to section 1 of the Rhondda Cynon Taf LDP Monitoring Framework above, whilst these policy changes will undoubtedly need to be incorporated into LDP policies, they are not considered to be of a scale that would require immediate amendment. These national policy changes will be considered further at the statutory LDP Review stage from March 2015 with any amendments made to the LDP as necessary, (as is advised in the national documents themselves). In the meantime, they will be considered as necessary in any development management decision making process.

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

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

6.21 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, an issue prevalent in the northern strategy area, 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 stimulate growth in this sector.

6.22 As indicated above, the findings of the SA monitoring exercise indicate that overall, the plan is travelling in a positive direction for most aspects of sustainability; particularly for Employment, Health, Transport, Built Environment, Landscape, Water, Climate Change, Energy, Land/Soils and Waste. Indicators for Culture and Heritage and Communities are seeing some elements being met whilst others are not currently being achieved. The delivery of Housing, Economy and Biodiversity are not currently being achieved, although the situation can be ameliorated or sufficiently progressed without immediate intervention. Air Quality has been shown to deteriorate, however this has been recognised by the Council and management plans have been produced to ameliorate the situation. Further consideration may again need to be given to how the target for Minerals is measured.

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

6.23 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 housing and commercial development has inevitably had 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 early time in the adopted plan period.

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

6.24 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?*

6.25 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

6.26 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 desired, 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 which 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

6.27 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.

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

Appendix 1 – Status of LDP Allocations

Status of LDP Allocations				
Northern Strategy Area				
Policy	Location	Allocation Type	Delivery Period Expected	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	There has been pre-application discussion for mixed employment and residential uses on the site.
NSA 6	Former Phurnacite Plant, Abercwmboi	Strategic Site	2014-2017	Early, ongoing pre-application discussions . An initial masterplan and brief for the site has been produced.
NSA 7	Land at Robertstown / Abernant, Aberdare	Strategic Site	2010-2013	<p>There has been a resolution to approve an outline application for a supermarket development, subject to a Section 106 Agreement. This application has been called-in by the Welsh Government and will be subject to a hearing in November 2014.</p> <p>Advanced pre-application proposals for residential element of site, with new owners of the site having come in place.</p>
NSA 8	Land South of Hirwaun	Strategic Site	2018-2021	There has been a

				<p>resolution to approve an outline application for retail development within the local centre element of the site, subject to a Section 106 Agreement. This application was called-in by the Welsh Government, who subsequently gave discretion for the Authority to approve.</p> <p>Further pre-application discussions have taken place with regards to the residential and employment elements of the site with substantial advancement in the pre-extraction of minerals for this future development.</p>
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	The site benefits from full planning permission and is under construction.
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. The site is currently at appeal, with Welsh Government having told the applicant to prepare an Environmental Statement.
NSA 9.10	Land to the end of Godreaman Street, Godreaman.	Housing	2010-2013	The site benefits from outline planning permission. Further discussions have taken place on the details of a future reserved matters application.
NSA 9.11	Gwernifor Grounds, Mountain Ash.	Housing	2010-2013	The site has been developed.
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	An outline planning application for 43 dwellings on the 1.83 hectares site has a resolution for approval subject to a Section 106 agreement.
NSA 9.16	Site at the end of Mace Lane, Treorchy.	Housing	2018-2021	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, currently subject to renewal.
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	Application subject to determination for a mixed-use development comprising employment (B1 & B2), nursery (D1), care home (C2), and residential (C3).
NSA 14.2	North of Fifth Avenue, Hirwaun Industrial	Employment	2018-2021	Consented for waste management and energy production

	Estate, Hirwaun.			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	There has been a resolution to approve an outline application for a supermarket development, subject to a Section 106 Agreement. This application has been called-in by the Welsh Government, who subsequently gave discretion for the Authority to approve.
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		Development 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	There has been a resolution to approve an outline application for the clearance and remediation of the site, and a development of a mix of uses including 851 residential units, primary school and open space. This decision is currently subject to a Section 106 Agreement.
SSA 8	Mwyndy / Talbot Green Area	Strategic Site	2014-2021	There has been a full approval for a superstore within the proposed town centre element of the site. This was subsequent to the previous resolution to approve an outline planning application for the development of this new town centre, subject to a S106 Agreement.
SSA 9	Former OCC Site, Llanilid (part)	Strategic Site	2010- 2013	A section of the site has consent for 243 dwellings and is being developed. There is also a resolution to approve a comprehensive 'hybrid' development incorporating full and outline elements, subject to a 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	The site has outline consent.
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	Housing	2010-2013	Consented and under construction.

	Road, Bryncae			
SSA 10.13	West of Llechau, Llanharry.	Housing	2014-2017	Consented and under construction.
SSA 10.14	Penygawsi, Llantrisant.	Housing	2010-2013	Planning application for 22 dwellings on 1.14 hectare site refused in 2013 and dismissed at appeal in 2014.
SSA 10.15	Land south of Brynteg Court, Beddau.	Housing	2010-2013	The site has full permission and is under construction.
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	The site has full permission and is under construction.
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 and completed.
SSA 15.2	Strategic Site 8: Former OCC Site, Llanilid, Llanharan.	Retail	2018-2021	Subject to Section 106 agreement of hybrid application.
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. An application for the redevelopment of an adjacent employment site proposes a further extension to the facility.
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	Maesycoed 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		Two sections completed and third section 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 2013-14 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.