

MERTHYR TYDFIL

Local Development Plan

2006-2021

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WRITTEN STATEMENT



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INTRODUCTION

1.0 INTRODUCTION

1.1 FORMAT OF THE PLAN

- 1.1.1 **Chapter 1** of the LDP introduces the role and purpose of the plan together with the framework within which it is prepared and the processes that must be followed. It also highlights the collaborative work that has been undertaken and outlines the process of Sustainability Appraisal /Strategic Environmental Assessment that underpins the whole of LDP preparation. Finally, it summarises the Plan's relationship with other policies, plans and programmes including its compatibility with those of other Council departments and neighbouring local authorities.
- 1.1.2 **Chapter 2** of the document deals with the overall strategy for the County Borough and begins by looking at the characteristics of the area and the key issues of strategic importance that have been identified through an analysis of the evidence base. Only those issues that are capable of being influenced /addressed through the LDP have been included. Each issue is cross-referenced to an appropriate objective later in the Plan.
- 1.1.3 In response to the key issues, the Plan then puts forward a Vision, a Primary Aim and 12 strategic objectives that have been formulated via the Community Involvement Scheme and are considered to be realistic and achievable during the lifetime of the LDP. These seek to address Merthyr's unique economic, environmental and social characteristics and maximise available land-use opportunities in a way that complements the priorities of the County Borough's Community Strategy to deliver a sustainable future. Each objective is supported by cross-referencing to the appropriate borough-wide, area-specific and topic-based policies that follow, although cross-referencing is not intended to be completely exhaustive.
- 1.1.4 The spatial priorities for the County Borough are then outlined through reference to the 3 growth areas that were identified during the pre-deposit stage. The principles that have helped to inform the spatial priorities are explained and a key diagram helps to provide clarity on where the emphasis for development and change will be and where there is need for restraint and environmental protection. However, the key diagram is only intended to be diagrammatic and does not substitute for the LDP Proposals Maps (see below).
- 1.1.5 **Chapter 3** of the Plan contains the borough-wide strategic policies and translates the spatial priorities of Chapter 2 into distinct policy mechanisms that set out the general criteria against which planning proposals will be considered having regard to the LDP's Vision, Primary Aim and Strategic Objectives. Each of the policies is supported by a specific justification for its formulation with appropriate reference back to the relevant strategic objectives. Cross-referencing to other complementary policies is also made, although this is not intended to be completely exhaustive. Policy justifications are deliberately succinct in order to keep explanatory text to a minimum and to strive to produce a brief and user-friendly document.
- 1.1.6 **Chapter 4** contains the area-specific policies that complement the borough-wide policies of the previous chapter and provide site-specific detail to help deliver the LDP's strategy on the ground. These policies are often complemented by specific land use allocations on the LDP Proposals Maps and have been formulated on the basis of a number of robust assessments pertaining to the availability of land and its suitability for particular uses together with the likelihood of it being developed during the plan period. Each policy is supported by a specific justification for its existence with appropriate cross-referencing which is not intended to be completely exhaustive.

- 1.1.7 **Chapter 5** of the Plan contains criteria-based policies, the purpose of which is to set the framework for assessing any unforeseen proposals or for addressing circumstances that did not feature prominently in the previous policies. The number of criteria-based policies has been limited in an attempt to achieve brevity and to avoid producing a compendium of repetitive use-related policies as tended to be the case with previous local plans and unitary development plans. As before, each policy is fully justified and contains cross-referencing which is not intended to be completely exhaustive.
- 1.1.8 It is anticipated that the three tiers of policies outlined above will provide an effective and sufficiently tailored framework to help facilitate Merthyr Tydfil's future development and change. However, the Council recognises that an LDP cannot and should not be expected to cover all eventualities and that reference to other advice and guidance will sometimes remain necessary.
- 1.1.9 **Chapter 6** deals with the monitoring targets and indicators that are to be used as a basis for assessing the effectiveness of the plan during future implementation. The core policy indicators and targets have been derived from the Welsh Assembly Government's LDP Manual (2006) and have been refined to be sufficiently measurable and also to reflect the availability of data sources and systems.
- 1.1.10 Sustainability targets and indicators, again derived from the Assembly Government, but emanating originally from Quality of Life Counts: Indicators for a Strategy for Sustainable Development in the United Kingdom (DETR, 1999) are included in the separate Sustainability Report.

Both sets of targets and indicators will be used in future monitoring.

Appendices

- 1.1.11 The Appendices incorporate a range of information used to support the provisions of the Plan. Such information is normally either too extensive or too technical to include in the main body of the text but is, nevertheless, a necessary component as it elaborates on the Plan's proposals or provides further justification on the content of policy.

Proposals Maps

- 1.1.12 The Proposals Maps make use of an Ordnance Survey base and illustrate those LDP policies and proposals that have a spatial component. Through specific allocations, they help define sites for particular developments or land uses (e.g. housing, employment, retail). Cross-referencing from the map's key to the policies and proposals of the Plan is designed to aid clarification and consistency.

Supporting documentation

- 1.1.13 A range of documents have been prepared to complement and support the policies and proposals of the Plan; these documents are as follows:-
- Sustainability Report, including a non-technical summary
 - Habitats Regulations Assessment Screening Report
 - LDP Consultation Report
 - SINC survey summary report

1.1.14 Further supporting documentation is available for inspection and includes:-

- Renewable Energy Assessment
- Local Housing Market Assessment
- Gypsy and Traveller Accommodation Needs Survey and Assessment
- Retail & Commercial Leisure Capacity Study
- Site Assessment Proformas

1.2 THE PLANNING SYSTEM

1.2.1 As Britain is a small and densely populated island, there are likely to be many competing uses for any given piece of land. If there were no legislation to control development the only deciding factor as to land usage would be market forces with no regard for social, environmental or aesthetic considerations. Such uncontrolled development would have a detrimental effect on the environment in which we live and on our quality of life. It is thus in the public interest to see that the development of land is undertaken in a controlled and sensitive manner.

1.2.2 It falls to the Town and Country Planning System to regulate the development and use of land and to reconcile the development needs of the population with wider environmental concerns for the conservation of the natural and man-made environment. However, Planning is much more than a regulatory function - it has a key role to play in delivering sustainable communities and promoting the changes that will help society tackle the consequences of climate change. It is crucial in ensuring the effective use of scarce resources and can do much to deliver on the wide range of policy agendas.

1.2.3 In order to implement the Planning System at a local level, legislation requires unitary authorities, including Merthyr Tydfil County Borough Council, to prepare development plans that establish a framework for development proposals. The Merthyr Tydfil Local Development Plan (LDP) sets out the Council's priorities for the development and use of land in the County Borough and its policies to implement them over the fifteen-year plan period between 2006 and 2021. All policies and proposals contained within the LDP are designed to interact and it is therefore important that the Plan is read as a whole.

1.2.4 Whilst the LDP is a free standing document that aims to give clarity on a variety of issues pertaining to Merthyr's future development, its proposals invariably cascade from, and are inextricably linked to wider national, regional and sub-regional policies together with the plans and strategies of neighbouring local authority areas. Integrating the policy stance of the Plan is therefore paramount in ensuring that local development helps fulfil broader economic, social and environmental objectives whilst ensuring the effective delivery of local services and facilities that meet the needs of a 21st Century society.

Previous plans

1.2.5 The previous adopted development plan framework in Merthyr Tydfil was provided by:-

- *the Mid Glamorgan (Merthyr Tydfil County Borough) Replacement Structure Plan 1991-2006 (adopted August 1996)*
- *the Merthyr Tydfil Borough Local Plan 1994-2006 (adopted May 1999)*
- *the Mid Glamorgan (Merthyr Tydfil County Borough) Minerals Local Plan for Limestone Quarrying (adopted September 1999).*

The LDP superseded all the above plans on adoption.

1.3 LDP MONITORING

- 1.3.1 *Planning Policy Wales* (Edition 3, 2010) requires that local authorities monitor and evaluate the performance of their plans to ensure that they remain relevant, effective and as up to date as possible.
- 1.3.2 Central to the strategy of the Merthyr Tydfil LDP is the concept of sustainable development and evaluation of the success of the plan will therefore require consideration of achievement against the main aspects of sustainability as identified in the Sustainability Appraisal. With the key sustainability indicators providing the starting point for measuring how effective the plan's policies are, the monitoring process will also draw on a wide range of information available at a national, regional and local level.
- 1.3.3 Following adoption, the Council will produce an Annual Monitoring Report (AMR), which will assess how effectively the policies and proposals of the plan are performing. In doing this, the AMR will explain how the various targets and triggers set out at Chapter 6 of the LDP help inform the monitoring and review process. If policies are found not to be achieving objectives or where there are substantial shifts in circumstances, the policies concerned will be re-examined as part of the future review or replacement of the plan.

Contingency arrangements

- 1.3.4 As part of the plan preparation process, the Council's Town Planning Division considered the extent to which contingency arrangements are in place to help deliver the LDP's strategy in the event of key elements of the Plan not coming forward as envisaged.
- 1.3.5 It was considered that housing and employment are the most significant elements of the LDP and, in terms of site allocations, a slight overprovision has been made compared with identified requirements. Each site is awarded a specific timescale for its anticipated delivery (see Appendix 4 and Appendix 5). The stipulated timescales relate to one of the 3 component phases of the plan period and a site's inclusion within a particular timeframe reflects its perceived deliverability having regard to a variety of local and wider issues. Those sites to be delivered during the first phase of the LDP i.e. 2006-2011, whilst important, are not necessarily the most critical sites. Therefore, if some of these sites have not come forward during the anticipated timeframe, development of Phase 2 sites i.e. those planned for the period 2012-2016, will not be resisted.
- 1.3.6 The LDP monitoring and review process will be used to ascertain the extent to which policies and proposals are performing and will be used as a basis for informing changes to the distribution /phasing of allocations if necessary and appropriate.

Review

- 1.3.7 It is intended that the plan be reviewed on a 4-year cycle and that review of the SA/SEA baseline information and trends also takes place to feed into this revision. Any amendments will need to go through the same stages as the preparation of the LDP itself.

Supplementary planning guidance (SPG)

- 1.3.8 The Council has previously published a range of topic specific advice notes and these will remain in place for the immediate future. No new supplementary planning advice has been issued with the LDP as the priority has been to progress the Plan to adoption. However, the Council has considered the scope for SPG and a formal SPG preparation programme has been developed; consultation with the general public will take place before any SPG is finalised.

Development briefs

- 1.3.9 The Council considers that development briefs are an extremely useful tool in helping to promote particular development types at key locations in the County Borough. Developers are unlikely to take the risk of developing difficult or constrained sites unless it can be clearly demonstrated that the site is genuinely capable of development. Likewise, the local community will be interested to know precisely how a particular area will be utilised in future.
- 1.3.10 In order to provide a greater degree of certainty and to aid the regeneration process, the Council will require development briefs to be prepared for certain key sites in the County Borough. The schedule of housing sites at Appendix 4 provides more detail in this regard and is designed to help facilitate the appropriate development of those sites within a suitable timeframe ensuring the sustained and incremental success of the Plan.

1.4 RELATIONSHIP TO THE NATIONAL, REGIONAL AND LOCAL POLICY FRAMEWORK

- 1.4.1 The primary elements of the national, regional and local policy framework were originally outlined in the LDP Preferred Strategy. It is not intended to repeat policy here but the following provides an illustrative summary of the LDP's compatibility with current and emerging policy.

National and regional policy

- 1.4.2 Local Planning Authorities are required under the *Planning and Compulsory Purchase Act 2004* to undertake their functions with a view to contributing to the achievement of sustainable development. In producing the LDP, the Council must have regard to national planning policies as set out in ***Planning Policy Wales*** (Edition 3, 2010), ***Minerals Planning Policy Wales*** (2000), various ***Circulars***, together with a variety of ***Technical Advice Notes (TANs)***.
- 1.4.3 The current programme for government in Wales is set out in ***One Wales*** (2007), which represents the Assembly Government's approach to improving quality of life for all people. The values, goals and aspirations of One Wales are translated into broad spatial elements by ***People, Places, Futures - The Wales Spatial Plan (WSP)*** (2003) and ***WSP Update*** (2008) with both strategies being significant considerations for the Council in the preparation of the LDP. By identifying Merthyr Tydfil as the primary key settlement at the head of the South-East Wales Capital Network Zone, the WSP has presented an unparalleled opportunity for the County Borough to strengthen its strategic relationship with other settlements in neighbouring authority areas as part of a coherent and efficient urban network recognised on an international stage.

- 1.4.4 Land use allocations in the LDP reflect the above and the Plan acknowledges that improving the built environment, making better use of physical resources, improving the transport network and promoting business and innovation is essential in realising the true potential of the area. The LDP also reflects the aspirations of **Turning Heads** (2006) and the complementary **Heads of the Valleys Spatial Strategy** (2007) and embraces the partnership arrangements currently in place to develop the ambitious programme of joined up regeneration along the Heads of the Valleys corridor accompanying the upgrade of the A465.
- 1.4.5 Inevitably, all new development will have an effect on existing services and infrastructure and will influence the ability of that infrastructure to accommodate the provisions of the development plan. Whilst there will undoubtedly be a requirement for increased investment to facilitate necessary improvements, the LDP considers that development facilitated by the plan will itself present valuable opportunities for securing further infrastructure investment.
- 1.4.6 The publication of the **Regional Transport Plan (RTP)** (2009) by the South East Wales Transport Alliance (SEWTA) has put in place a blueprint for sustainable, integrated transport in the region based on policies encouraging social inclusion. The RTP aims to address the cross boundary issues of the Capital Network Zone and provides a policy framework that takes account of the relationship with the Merthyr Tydfil LDP to help deliver real transport improvements closely integrated with future land use proposals. As part of the preparation of the Regional Transport Plan, the Council has reviewed the strategy of **Merthyr Tydfil Local Transport Plan** (2000) and the LDP has helped to inform revised corporate priorities for improvements to the strategic highway network and to the public transport system in order that existing and proposed infrastructure in the County Borough can support the expected levels of growth and the distribution of that growth over the plan period.
- 1.4.7 One of the main functions of the LDP is to ensure there is sufficient land available in the County Borough for all the services required by its residents. As one of the most fundamental requirements of residents is a home, land for housing is therefore the largest single land use that must be incorporated into the plan. The Council has worked closely with the other 10 unitary authorities in the south-east Wales region as required by **Planning Policy Wales** (Edition 3, 2010) and apportioned household forecasts up to 2021 through the South East Wales Strategic Planning Group (SEWSPG). The apportionment figure of 3800 new units in Merthyr Tydfil over the LDP plan period is broadly in line with the population projections and corresponding housing allocations made as part of the LDP Preferred Strategy.
- 1.4.8 With most local authorities in south-east Wales, planning for growth over the next 15 years, certain issues, such as climate change and waste management have risen rapidly up the priority agenda and it is now broadly accepted that the region needs to make a much more efficient use of its natural resources in future. **The South-East Wales Regional Waste Plan** (2004) together with its **1st Review** (2008) has been approved by all constituent authorities of the Regional Waste Technical Group (RWTG) including Merthyr Tydfil County Borough Council and sets out to achieve Landfill Directive targets by 2013 principally through recycling, composting and reducing the amount of waste going to landfill. In identifying suitable locations for new facilities, the LDP will assist in the development of an integrated network of facilities to treat and dispose of waste in ways that will satisfy modern environmental standards.

- 1.4.9 Part of the drive for a more efficient use of resources also involves adopting an integrated approach to the use of finite mineral resources and the LDP provides positively for the working of local mineral resources to meet the needs of the wider region. In terms of aggregates, the work of the South Wales Aggregates Working Party has informed this process, culminating in the production of a **Regional Technical Statement for Aggregates** (2008). In terms of coal, the LDP has safeguarded certain areas from development in accord with the provisions of **Minerals Technical Advice Note 2- Coal** (2009) so as to avoid the sterilisation of known resources.

Local policy

- 1.4.10 **The Community Strategy: Merthyr Tydfil 2020** (2000) aims to address issues specific (though not exclusive) to Merthyr Tydfil. The strategy forms part of the process for the local community to debate its own requirements and acknowledges that a partnership approach is essential to effective delivery of its aspirations. The Vision and objectives of the LDP are designed to be complementary to those contained in the Community Strategy and the plan aims to express in land-use terms those elements of Merthyr Tydfil 2020 that relate to the development and use of land such as reducing net outward migration, promoting community safety and improving access to facilities / services.
- 1.4.11 **The Children and Young People's Plan 2008-2011** (2008), owned and developed by the Children and Young People's Partnership, is intended as the defining statement of strategic priorities for all children and young people's services in the area. The seven core aims have been embraced fully by the LDP and have been taken forward in subject areas where there are land-use implications such as providing access to a comprehensive range of education, training and learning opportunities together with a mix of play, leisure, sporting and cultural activities.
- 1.4.12 **The Health, Social Care & Wellbeing Strategy 2008-2011** (2008) is a joint initiative led by the Local Authority and the Local Health Board which sets out to improve the health and wellbeing of the population through working with the community to tackle all factors affecting health. The strategy contributes, along with the Children and Young People's Plan and the LDP, towards meeting the overarching priorities of the Community Strategy.
- 1.4.13 Future emphasis on the priorities of the aforementioned key plans and strategies will inevitably be influenced by the rate of Merthyr Tydfil's ongoing regeneration and it falls to the **County Borough Regeneration Strategy** (2007) to provide the strategic direction for renewal activity during the next five years. The Strategy aims to ensure the coordination and support of effective partnership working at a variety of levels to provide long-term, sustainable outcomes for the community and the LDP has an important role to play in paving the way for the realisation of particular projects and schemes.
- 1.4.14 Providing a choice of new housing and making improvements to existing housing are two of the most important land-use matters in facilitating the regeneration process. **The Local Housing Market Assessment (LHMA)** (2010) has enabled the Council to develop a thorough understanding of the nature and level of housing need in the County Borough and has underpinned the **Merthyr Tydfil Housing Strategy 2004-2009: Quest for Quality Homes** which, in turn, has made a significant contribution to the LDP particularly in relation to the allocation of sufficient land for a range of housing needs; the development of policies that encourage sustainable design; the provision of affordable housing, special needs housing and accommodation for gypsies and travellers.

- 1.4.15 A key factor in attracting new people to live in the area is the presence of a vibrant town centre that offers a diverse range of services and facilities. The LDP complements the ***Town Centre Regeneration Strategy - The Big Heart of Merthyr Tydfil*** (2002) and the ***Merthyr Tydfil Town Centre Strategic Review*** (2009) in identifying the centre as one of the County Borough's key assets that can act as the lynchpin for regeneration.
- 1.4.16 The LDP also recognises that the County Borough's considerable environmental assets can be used in a way that benefits people and the economy. The Plan embraces the concept of the Valleys Regional Park to co-ordinate, develop and market the countryside and heritage features of the south Wales valleys in order to create a more positive image and provide a unique recreational resource for residents and visitors alike. Merthyr Tydfil's potential contribution to realising this concept is being taken forward through ongoing work on the Council's ***Tourism Strategy*** (2008) which the LDP has taken full account of.
- 1.4.17 Whilst the environment is a valuable asset that can be harnessed in a positive manner, many elements of the County Borough's landscape and ecology are recognised to be of particular value for conservation purposes. Policies and proposals of the LDP have therefore been framed with due regard to the provisions of the ***Merthyr Tydfil LANDMAP Study*** (2002); ***the Merthyr Tydfil Historic Landscape Characterisation*** (2002); and the ***Merthyr Tydfil Biodiversity Action Plan 2008-2013: Action for Wildlife*** (2008), the latter of which recognises planning policy to be a useful tool in helping to protect the habitats and species contained within the County Borough.

Collaborative working

- 1.4.18 Peoples' everyday activities rarely have regard to administrative boundaries and what happens in neighbouring areas and the wider region will often impact upon the County Borough. As the LDP must consider many issues that have more than a local dimension, it is essential that the process of collaborative working is used in plan preparation to ensure that the strategy remains as relevant and inclusive as possible.
- 1.4.19 Consultation and collaboration has underpinned the preparation of the LDP from the outset with the result that the Plan's proposals integrate effectively with a broad cross section of relevant plans, programmes, strategies and initiatives as outlined above. Collaboration has taken place through formal arrangements such as the South East Wales Regional Waste Group but has also taken the form of more informal joint working with the adjacent local authorities on a variety of cross boundary issues such as landscape. The local community and key stakeholders have also made a valuable contribution through, for instance, the LDP Community Involvement Scheme.
- 1.4.20 In order to ensure the LDP's future contribution to a successful Capital Network Zone, it will be essential to drive the collaborative process forward into the various stages of implementation. Partnership and co-operation is therefore crucial to the degree of success of many of the plan's policies and proposals.

1.5 HOW SUSTAINABILITY HAS BEEN CONSIDERED

Sustainability Appraisal

- 1.5.1 The LDP is subject to Sustainability Appraisal (SA) as required by *The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004* which implements *European Directive 2001/42/EC* in relation to relevant plans and programmes in Wales. This is designed to ensure that the economic, social and environmental effects arising from the Plan's strategy are considered at the earliest stage as part of a fully integrated approach to policy formulation. Sustainability Appraisal also involves the process of Strategic Environmental Assessment (SEA), which specifically evaluates the anticipated effects of the LDP on the environment.
- 1.5.2 SA/SEA is an iterative process that has been undertaken throughout LDP preparation to ensure the emergence of a land use strategy that is as sustainable as possible. The appraisal has comprised a number of distinct stages and these are outlined fully in the Sustainability Report published alongside the Plan. The Council is confident that the SA process has provided a credible and sufficiently robust assessment of all the Plan's policies and proposals and that this will be borne out in the LDP monitoring process which will utilise many of the identified sustainability indicators as a basis for assessing the Plan's performance.

Appropriate Assessment

- 1.5.3 *Directive 92/43/EEC (the Habitats Directive)* on the Conservation of Natural Habitats and Wild Fauna and Flora requires that, in order to assess the impacts of a land-use plan against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site, all LDPs should have regard to the need for Appropriate Assessment to be undertaken.
- 1.5.4 Whilst Merthyr Tydfil County Borough does not support any European sites, the Council is aware that several sites do exist in neighbouring authority areas. Consequently, the LDP has been screened to ascertain whether there is likely to be any effect on those sites either as a direct result of the LDP itself or as a consequence of its cumulative impact with other development plans.
- 1.5.5 The results of the screening exercise can be found in the Habitats Regulations Assessment Screening Report (2008) and, as it is considered the LDP will not give rise to any negative effects, there is no resulting need for Appropriate Assessment to be carried out. Notwithstanding, a precautionary approach will be adopted whereby the potential for impacts will be reassessed as the Plan evolves and possible changes occur.

Mitigation and compensatory measures

- 1.5.6 Mitigation measures are those used to directly reduce or eliminate a risk, whilst compensatory measures are those that could compensate for any predicted impact by providing an alternative resource. Both are essential to manage the risk of negative effects arising from development.

- 1.5.7 Mitigation and compensation have been fully considered as part of the exploration of the LDP's strategic options and alternatives and have led to the production of a sustainable plan that includes clear requirements for mitigation and compensation as part of the development process. The Council will expect to secure necessary mitigation and/or compensatory measures through the use of appropriate conditions or planning obligations and regular monitoring will be undertaken to ensure compliance.
- 1.5.8 Whilst it may be possible to avoid certain adverse impacts through, for instance, the use of sensitive design, if such steps do not adequately remove a threat of adverse effects, mitigation measures will still be required.

2.0 THE STRATEGY

2.1 MERTHYR TYDFIL IN CONTEXT: SOCIAL, ENVIRONMENTAL & ECONOMIC CONDITIONS

- 2.1.1 Merthyr Tydfil is situated in the Heads of the Valleys Region and is the smallest local authority in Wales with an area of around 11,100 hectares. Approximately one fifth of the County Borough lies within the Brecon Beacons National Park to the north, leaving some 8,668 hectares of land under the planning control of the County Borough Council. The County Borough's other neighbouring authorities are Rhondda Cynon Taf County Borough Council to the west and Caerphilly County Borough Council to the east and south.
- 2.1.2 Merthyr Tydfil has a population of approximately 54,600, of which, approximately 44,000 reside in the main town of Merthyr Tydfil which functions as the main commercial, retail and service centre of the County Borough and the Heads of the Valleys Region. As such, the main town of Merthyr Tydfil contains administrative headquarters (e.g. the County Borough Council), the primary shopping areas, the majority of employment opportunities, a hospital, and many other higher order services and facilities which serve surrounding settlements. The remainder of the population is distributed amongst eight interdependent settlements situated further south along the Taff and Taff Bargoed river valleys. These settlements contain more limited job opportunities and a range of lower order services and facilities serving local needs.
- 2.1.3 Merthyr Tydfil fulfils a key strategic role at the centre of the Heads of the Valleys region, benefiting from high levels of accessibility through its location at The intersection of the A470 (T) and A465 (T) strategic transport corridors in the north, and the A470 (T) and A472 strategic transport corridors in the south. The County Borough lies just 25 minutes north of Cardiff and the M4 corridor. Currently 600,000 people and 150,000 jobs are within 30 minutes of Merthyr Tydfil.
- 2.1.4 Accessibility by public transport both to and within the County Borough varies considerably and in certain areas, remains quite poor. An hourly train service operates to Cardiff where onward connections are available, but this suffers in terms of timetabling, frequency of service, reliability and integration with different modes of transport. Insufficient public transport limits the ability and choice of the local labour force without access to a car to seek employment opportunities and to have equal access to shopping, cultural and leisure opportunities. The proportion of working-age households without a car in Merthyr is 26%, the highest rate in Wales.
- 2.1.5 Notwithstanding this, improving accessibility means that Merthyr is well placed to benefit from any future economic growth. In particular, the ongoing dualling of the A465 (T) will contribute to the establishment of an important new growth corridor across the Heads of the Valleys, and improvements to the frequency of the train service will enhance levels of access to Cardiff and beyond.
- 2.1.6 Merthyr Tydfil is facing considerable economic and social challenges that have arisen from the economic restructuring of the late 20th Century. This restructuring process has impacted negatively on the socio-economic conditions of the County Borough and has resulted in a 7.5% fall in population between 1991 and 2004, the greatest amongst all Welsh local authorities. The effect of fit, younger people leaving to take up employment, or to enter higher education, has left sicker, older and more disabled population and has contributed to a high rate of dependency. There are currently 71 dependents for every 100 people of working age, which is higher than the Welsh average.

- 2.1.7 The socio-economic condition of Merthyr Tydfil is such that most of the electoral divisions fall within the 20% most deprived in Wales. The County Borough compares poorly with the averages of England and Wales in respect of all key socio-economic indicators and faces some significant challenges, including: high levels of economic inactivity; low educational attainment and skill levels; low quality jobs and opportunities; and high incidences of long term health problems.
- 2.1.8 It is widely recognised that sustained, targeted intervention is required if Merthyr Tydfil is to regenerate and action is currently being undertaken through the Heads of the Valleys Programme entitled *Turning Heads: A Strategy for the Heads of the Valleys* (2020).
- 2.1.9 The number of jobs in Merthyr has been steadily increasing since 1998, due primarily to increases in the public administration, education and health sectors, and in recent years, manufacturing, transport and communications and construction. However, despite this growth the County Borough's job-density, economic activity rates and wage levels remain lower than the Wales and UK averages. Moreover, many of the sectors strongly represented in the County Borough are not expected to grow over the next 15 years and the County Borough is not well represented in the likely "key growth" sectors such as air transport, computing services and financial and professional services.
- 2.1.10 The quality and mix of housing within Merthyr Tydfil is not of a high standard and needs to be improved if people are going to relocate into the County Borough. Currently around 60% of the housing stock in the County Borough remains of the terraced variety, many of which were built before 1919. *The Welsh Housing Condition Survey* (1998) also indicates that the highest proportion of unfit housing in Wales is in Merthyr Tydfil – around 12% of the total.
- 2.1.11 The County Borough comprises of a mixture of urban, semi-urban and rural communities situated in a rich and varied natural, semi-natural and historic environment containing exceptional wildlife habitats, historic landscapes and archaeological features. The steeply sloping valley sides with their high ridges and moorland vegetation define the character of the area and provide an environmental and ecological context for the settlements of the County Borough.
- 2.1.12 Two thirds of the LDP area is semi-natural in character. It consists of a complex array of landscape types including open moorland, common land, broad-leaved and coniferous woodlands, agriculturally productive land, semi-improved grassland, old industrial landscapes and reclaimed areas.
- 2.1.13 Merthyr Tydfil benefits from a range of environmental resources with a number of sites in the County Borough identified as having particular biodiversity and / or nature conservation importance. These include 1 Local Nature Reserve, 2 Sites of Special Scientific Interest and numerous Sites of Importance for Nature Conservation.
- 2.1.14 In addition, the shallow basin in which the town of Merthyr Tydfil is situated is included in the *Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales (Part 2)* and the built fabric of the Merthyr Tydfil reflects a rich heritage ranging from imposing bridges and viaducts to more humble workers cottages. The County Borough has 7 Conservation Areas and over 200 Listed Buildings and Ancient Monuments. The full potential of Merthyr Tydfil's industrial heritage as a tourist resource has yet to be realised.

- 2.1.15 The historical development of Merthyr Tydfil has been heavily influenced by the location and exploitation of mineral resources. There are a number of resources that continue to be worked within the borough as well as further reserves of coal and sandstone. In relation to the former, there are extant permissions for coal extraction at the Ffos-y-Fran land reclamation scheme on the eastern flank of the Merthyr Tydfil basin; limestone extraction at the Vaynor Quarry located to the north of the main Merthyr Tydfil settlement straddling the boundary of the Brecon Beacons National Park; and sandstone extraction at the Gelligaer Quarry situated to the east of the County Borough near Gelligaer Common.

2.2 KEY ISSUES

- 2.2.1 In order to deliver population growth within the County Borough and reflect the community views expressed to date, there are a number of key issues that need to be addressed.
- 2.2.2 There is a clear consensus on the need to sustain the focus on the regeneration of the main town of Merthyr Tydfil so that it can successfully function as a service and employment hub for surrounding settlements within the Heads of Valleys Region. A key challenge to the success of this approach is the need to develop sustainable transport links with the surrounding valley settlements to ensure that the higher order services and employment opportunities which are not available locally are accessible to all.
Relevant strategic objectives: SO1; SO2
- 2.2.3 To deliver a sustainable future for the County Borough, resource-efficient settlement patterns served by an efficient and sustainable transport system are essential. Opportunities need to be taken to integrate land use with transport and in particular to co-locate new housing growth with new employment sites, and retail and indoor leisure facilities. Improving the integration of different transport modes is also essential. In addition, the use of brownfield land in preference to greenfield sites needs to be optimised and the sustainable use and management of natural resources needs to be promoted.
Relevant strategic objectives: SO3; SO4; SO5
- 2.2.4 Providing a suitable mix of high quality housing, including affordable, is crucial for attracting people to the County Borough. Ensuring that all new housing developments are well served by essential services and facilities is vital to the overall appeal of the County Borough to potential inhabitants.
Relevant strategic objective: SO6
- 2.2.5 Creating a competitive business and investment environment is an essential element to the regeneration of Merthyr Tydfil. A key challenge is the need to ensure that an adequate range and choice of good quality employment land is available which is attractive to the market.
Relevant strategic objective: SO7
- 2.2.6 Progress towards reducing levels of social deprivation and high unemployment within local communities needs to continue. Central to this is the need to provide accessible jobs, services, and facilities, particularly for those who do not have access to the private car, such as the young, elderly, disabled and those of low-income.
Relevant strategic objective: SO8

- 2.2.7 Merthyr Tydfil has one of the poorest health profiles in Wales with a lower life expectancy than the national average for males and females. A major challenge is therefore to improve the mental and physical wellbeing of local people by providing accessible leisure and recreational opportunities and a network of routes and destinations that maximise the potential for activity by foot or by bicycle.
Relevant strategic objective: SO9
- 2.2.8 Creating an attractive and safe living environment is a key priority for members of the community. Securing well-designed development that contributes to the County Borough's social, economic and environmental wellbeing and, more specifically, reduces opportunities for crime, disorder and anti-social behaviour, therefore remains essential to enhancing the quality of life of residents.
Relevant strategic objective: SO10
- 2.2.9 Greater emphasis needs to be placed on safeguarding and enhancing the historic environment and measures need to be taken to allow residents and visitors to explore the culture and history of the County Borough. Linked to this is the need for new development to be sensitively designed so that it respects the area's historic fabric and is locally distinctive.
- 2.2.10 A key challenge will be the need to balance population growth and new development with the continued emphasis on the protection and enhancement of the natural environment. Opportunities for increased access to the countryside and enjoyment of biodiversity need to be advanced through new development.
Relevant strategic objective: SO11
- 2.2.11 Linked to the pursuit of sustainable development is the need to combat climate change and adapt to any unavoidable impacts. Wherever practicable, the highest standards of resource /energy efficiency, and renewable energy technologies need to be secured in new development in order to achieve reduced CO2 emissions arising from construction and operation. The promotion of energy efficiency and renewable energy technologies will also contribute towards addressing the community's concerns over the need to deliver affordable warmth and tackle fuel poverty.
Relevant strategic objective: SO12

2.3 VISION

- 2.3.1 The Vision of the LDP has derived from the Council having a clear view of what kind of place the County Borough should become in future. It relates closely to the Council's own *Vision*, together with the respective visions of the *Community Strategy*; *the Children and Young People's Plan*; and *the Health, Social Care and Wellbeing Strategy*. The Vision and content of the *Wales Spatial Plan*, which identifies Merthyr Tydfil as a primary key settlement within the South East Wales Capital Network, is also fundamental. The Spatial Plan has helped provide the wider context for the LDP via important regional and sub regional strategies/ programmes such as that provided through the *Heads of the Valleys Framework* and Merthyr's role is undoubtedly a pivotal one.
- 2.3.2 The Council recognises the County Borough's potential to be a major driver for regeneration activity. The town provides the population size and the strategic development opportunities necessary for sustained growth that would include new housing, retailing and service provision. Such growth would act as a catalyst for the regeneration of the whole of the Heads of the Valleys region ensuring that benefits are spread throughout a much wider area.

- 2.3.3 The Vision that was initially tabled set out to address the primary issues that came forward from the assessment of baseline data and the review of relevant plans, policies and programmes undertaken by the Town Planning Division. However, the Vision evolved following discussions that took place at each of the LDP Stakeholder Working Groups (comprising key stakeholders in Merthyr Tydfil) and the LDP Steering Group (comprising principal Councillors and Chief Officers of the Authority). The latter forum was particularly useful in that it provided an opportunity for key elected representatives to fulfil an important leadership role.
- 2.3.4 The final version of the Vision aims to promote sustained future growth by striking an appropriate balance between the various economic, social and environmental objectives that can be addressed through the planning system:
- 2.3.5 ***“Between 2006 and 2021, the Local Development Plan will ensure that the development and use of land in Merthyr Tydfil is undertaken in a sensitive manner following a holistic approach with the concept of sustainability as its core. In this way, the ambition of the Plan is to reflect the expectations of the community to:-***
- ***facilitate sustained growth;***
 - ***promote social inclusion;***
 - ***safeguard the environment; and,***
 - ***provide an excellent quality of life for all.”***
- 2.3.6 Whilst the Vision is broad in its approach, it is complemented by a more detailed spatial expression which:-
- *focuses the majority of new development within Merthyr Tydfil itself, reflecting resource efficient settlement patterns and reducing the need to travel in order to enhance the town’s role as a hub settlement in the Heads of the Valleys;*
 - *targets selected development opportunities to the valley settlements, helping to regenerate communities by developing realistic and achievable roles based on a quality residential environment within easy access of a wide range of jobs and services.*

2.4 PRIMARY AIM & STRATEGIC OBJECTIVES

Primary Aim

- 2.4.1 The first stage in plan production culminated with the publication of the Preferred Strategy and the Initial Sustainability Report for consultation in April 2007. The Deposit Plan represented the second stage of plan production and built heavily on the work previously undertaken including the comments and observations received during consultation on the Preferred Strategy.
- 2.4.2 Overall, the Plan aims to provide the basis for meeting the economic, social and environmental needs of the County Borough in order that they:-
- Reflect local aspirations for Merthyr Tydfil based on the vision agreed by the local community and other stakeholders
 - Provide a basis for rational and consistent development decisions
 - Guide growth and change, while protecting local diversity, character and sensitive environments.

- 2.4.3 A key factor in the County Borough's fortunes during recent times has been the overall net out migration of its population. On average, some 300 persons per year have left Merthyr Tydfil and this trend has occurred over, at least, a 20-year period. Whilst there is no single reason for people deciding to move elsewhere, there is little doubt that a combination of common factors has influenced people's thinking and decision-making. Most of these factors can be gleaned from the issues identified as part of the baseline review. The most significant are likely to be related to the availability of quality housing; quality employment; and contemporary community / leisure facilities.
- 2.4.4 The trend of out migration is one over which previous development plans have had an unclear influence due to the absence of a sufficiently robust monitoring regime. Nevertheless, it is clear that approximately 75 per cent of the land-use allocations made in the adopted Merthyr Tydfil Borough Local Plan have been successfully realised and there is emerging evidence to suggest that previous levels of out migration are now slowing down. The opinion of the LDP Working Groups and the LDP Steering Group was that, in order for Merthyr Tydfil to have a more sustainable future, the LDP must capitalise on recent events and plan to reverse population decline at the earliest opportunity.

- 2.4.5 Consequently, the Primary Aim of the LDP is :-

To facilitate a reduction in current levels of out migration from the County Borough so that population levels stabilise by 2011 and a 10-year period of enhanced growth is achieved thereafter.

- 2.4.6 The above aim is entirely complementary to the aspirations for Merthyr Tydfil contained in the Wales Spatial Plan which recognises the town, along with Ebbw Vale and Aberdare as the hubs to drive sustained regeneration and the revival of fortunes in the Heads of the Valleys area of south-east Wales. Ultimately, the Council wishes to ensure that Merthyr Tydfil becomes a more self sufficient County Borough but also to make certain that a range of options remain available when travel to services and facilities in other parts of the Capital Network Zone remain necessary.

Strategic Objectives

- 2.4.7 The Vision and Primary Aim of the LDP have influenced the development of a variety of environmental, social and economic objectives. Whilst each of these objectives was successfully tested against those of the SA Framework during the earlier stages of plan preparation, considerable refining has taken place since that time in order to improve their relationship with the issues of importance identified in the evidence base and to more appropriately influence the policies which have been formulated to help address those issues. Consequently, further SA of the objectives has been undertaken and the results set out in the Sustainability Report. All objectives are considered to be both strategic and within the influence of the planning system.

2.4.8 **SO1**

To capitalise on Merthyr's strategic position, further developing its role as the main commercial, service and employment centre in the Heads of the Valleys area by focusing development within the main town of Merthyr Tydfil.

Relevant strategic policies: BW1; BW13; BW14; BW19

Relevant area-specific policies: AS1; AS13; AS14; AS16; AS18; AS19; AS20; AS21; AS22

Relevant topic-based policies: none directly relate

2.4.9 **SO2**

To focus appropriate levels of development within the County Borough's smaller valley communities to create affordable and attractive places to live with good access to jobs and services.

Relevant strategic policies: BW2; BW3; BW13; BW19

Relevant area-specific policies: AS2; AS3; AS13; AS18; AS22

Relevant topic-based policies: none directly relate

2.4.10 **SO3**

To promote regeneration through the use of suitable and appropriate brownfield land rather than greenfield sites.

Relevant strategic policies: BW13; BW14; BW18

Relevant area-specific policies: AS1; AS2; AS3; AS5; AS7; AS13; AS14; AS19; AS20; AS21

Relevant topic-based policies: none directly relate

2.4.11 **SO4**

To support the principle of sustainability via an energy efficient land use/ transport strategy

Relevant strategic policies: BW4; BW11; BW12; BW13; BW14; BW17

Relevant area-specific policies: AS9; AS10; AS11; AS12; AS19; AS20

Relevant topic-based policies: TB11; TB12

2.4.12 **SO5**

To manage natural resources wisely avoiding irreversible damage in order to maintain and enhance their value for future generations.

Relevant strategic policies: BW5; BW7; BW8; BW10

Relevant area-specific policies: AS4; AS5; AS6; AS7; AS8

Relevant topic-based policies: TB8; TB9; TB10

2.4.13 **SO6**

To provide a range of dwelling sizes and types, including affordable and special needs housing, which support the needs of the local community, attract new inhabitants to the area and create mixed and socially inclusive communities

Relevant strategic policies: BW13; BW17; BW19

Relevant area-specific policies: AS1; AS2; AS3; AS22

Relevant topic-based policies: TB5; TB6; TB13

- 2.4.14 **SO7**
To improve and diversify the economy, safeguarding existing jobs and creating a range of new job opportunities in a sustainable manner.
- Relevant strategic policies: BW14
 Relevant area-specific policies: AS7; AS14; AS15; AS16; AS18; AS19; AS20; AS24
 Relevant topic-based policies: none directly relate
- 2.4.15 **SO8**
To promote social inclusion and ensure equality of opportunity through reducing the need to travel and providing better access by sustainable means to employment opportunities, community facilities and services.
- Relevant strategic policies: BW7; BW11; BW12; BW15; BW16; BW17
 Relevant area-specific policies: AS8; AS11; AS12; AS13; AS14; AS16; AS17; AS19; AS20; AS21
 Relevant topic-based policies: TB11
- 2.4.16 **SO9**
To promote health and wellbeing by providing accessible and varied opportunities for leisure and recreational activities.
- Relevant strategic policies: BW7; BW16; BW17
 Relevant area-specific policies: AS15; AS16; AS17; AS19
 Relevant topic-based policies: none directly relate
- 2.4.17 **SO10**
To ensure good quality design of new development and the creation of safer communities.
- Relevant strategic policies: BW7; BW17
 Relevant area-specific policies: none directly relate
 Relevant topic-based policies: none directly relate
- 2.4.18 **SO11**
To ensure the continued protection and enhancement of the natural, cultural, built and historic environment.
- Relevant strategic policies: BW4; BW5; BW6; BW7
 Relevant area-specific policies: AS4; AS5; AS6; AS15
 Relevant topic-based policies: TB7; TB8; TB9; TB10
- 2.4.19 **SO12**
To contribute towards reducing the impact of climate change through reduced carbon dioxide emissions in new developments.
- Relevant strategic policies: BW7
 Relevant area-specific policies: none directly relate
 Relevant topic-based policies: TB7

2.5 SPATIAL PRIORITIES

- 2.5.1 The Enhanced Growth Strategy has been designed to complement the various programmes and policy documents discussed in Chapter 1 and functions as a land use interpretation and spatial expression of the *Merthyr Tydfil Community Strategy*. In addition, it provides a spatial framework for delivering the vision and strategic objectives discussed above.
- 2.5.2 Translating the vision in order to achieve future sustainable growth entails regenerating communities by developing realistic and achievable roles for the towns and villages within the County Borough. The strategy recognises the interrelationship between settlements and seeks to increase the size and role of a higher order settlement whilst consolidating the role of others in order for them to function satisfactorily.
- 2.5.3 Merthyr Tydfil is the smallest unitary authority in Wales with less than 9000 ha of land falling within the remit of the Local Development Plan. Accordingly the number of towns and villages within the County Borough is somewhat limited with many settlements reflecting a mainly residential role. Notwithstanding this, the towns and villages of the County Borough display a variety of local characteristics and as part of the functional analysis for the Local Development Plan it has been possible to divide the County Borough into 3 distinct zones, namely the northern sector, the mid valley communities and the southern sector.
- 2.5.4 The three spatial zones have been directly translated in the Enhanced Growth Strategy into the following growth areas:-
- **Primary Growth Area** comprising the northern sector communities of Pant, Dowlais, Penydarren, Galon Uchaf, Gurnos, Swansea Road, Heolgerrig, Cefn coed, Twynyrodyn, Town Centre, Georgetown, Abercanaid and Pentrebach.
 - **Secondary Growth Area** comprising the southern sector communities of Edwardsville, Treharris, Trelewis and Quakers Yard.
 - **Other Growth Areas** comprising the mid valley communities of Troedyrhiw, Aberfan, Merthyr Vale and Bedlinog.

Primary Growth Area

- 2.5.5 The LDP strategy recognises that the main Merthyr Tydfil settlement has the best prospects for sustainable growth and the majority of development will be focused in and around this area. Appropriate policies and land allocations will facilitate the expansion of the area's role as a hub settlement, reducing the overall need to travel by delivering a wider range of shops, employment opportunities and other urban facilities locally. The allocation of development will reflect resource efficient settlement patterns and opportunities will be taken to co-locate housing development with new employment and retail and leisure development. The strategy also responds to the need to redevelop brownfield land and will seek to integrate all new development with existing settlement patterns helping to ensure that employment, services and other facilities are readily accessible and potentially more viable.
- 2.5.6 The town centre, particularly, is seen as one of the area's key assets and will continue to form the lynchpin for regeneration. The strategy reflects the need to continue town centre regeneration and will aim to capitalise on the extra spending power attracted to Merthyr Tydfil through edge of centre developments such as the Cyfarthfa Retail Park and the proposed Swansea Road (Trago Mills) development. Fundamental to the success of this approach is ensuring that the retail offer in each of these locations is kept sufficiently distinct so as not to undermine the vitality and viability of the town centre.

- 2.5.7 Housing land allocations are prioritised over the plan period based on each site's perceived ability to contribute to the strategy of the LDP. Those sites with the fewest constraints are expected to come forward first and be completed by 2011. The special emphasis during this time will be on the Heolgerrig and Dowlais areas.
- 2.5.8 The LDP's employment land allocations are at Goatmill Road, Ffos-y-Fran, Rhydycar and the Hoover Car Park, Pentrebach. The former two sites, along with other B2 industrial estates, are identified as areas of search to accommodate appropriate waste management facilities. This is a specific requirement of all LDP's in order to contribute to the ongoing implementation of the *South East Wales Regional Waste Plan*.
- 2.5.9 The urban extension that was proposed in the Primary Growth Area as part of the LDP Preferred Strategy has not been taken forward to the Adopted Plan. The reasons for this are outlined in the Sustainability Report (published separately) but also relate to the fact that the site cannot be made available for development during the required timescale and, therefore, cannot contribute to a realistic LDP strategy .
- 2.5.10 Alternative and more deliverable allocations have been identified at dispersed locations across the County Borough. These allocations reflect a more incremental approach to the regeneration of Merthyr Tydfil which will not serve to undermine recent regeneration success and will not affect the LDP's overall aspirations for growth. The majority of these alternative allocations utilise brownfield sites and are capable of being serviced by existing resources and infrastructure. They relate well to the facilities and services contained within established settlement patterns and do not present the potential for significant conflict with landscape, biodiversity or heritage issues

Secondary Growth Area

- 2.5.11 A relatively high level of housing development over the past two decades has resulted in much of the developable land in the area already being used or committed. The LDP strategy recognises that there is only limited capacity for new build and will therefore strengthen the areas residential role by consolidating development within settlement boundaries and by extending the eastern settlement boundary of Trelewis. Land allocations will focus primarily on housing which will help to maintain the area's attractiveness to house builders, attract new inhabitants to the area and maintain a degree of spending power in the local economy . A range of dwelling size and type will be delivered, including affordable housing, which has become a significant issue in the County Borough in recent times.
- 2.5.12 Housing land allocations within this area are again prioritised over the plan period based on each site's perceived ability to contribute to the strategy of the LDP. Those sites with the fewest constraints are expected to come forward first and be completed by 2011. The spatial emphasis during this time will be on completing existing developments in Quakers Yard and on new developments in and around the Treharris /Trelewis area.
- 2.5.13 No major employment land allocations will be made in this area but it is anticipated that job opportunities will continue to be available in the Primary Growth Area and along the growth corridor of the A472 cross valley link in nearby local authority areas.

- 2.5.14 An essential component of this strategy is the need to ensure that developer contributions are secured where appropriate to enhance public transport services and/or infrastructure to serve new development, thus reducing the reliance on the private car. Sustainable transport policies will seek to assist those who do not have access to private modes of travel by, for instance, expanding rail feeder bus services to /from Taff Bargoed.
- 2.5.15 Parc Taf Bargoed is considered to be a key asset within the area and capitalising on its potential for enhanced leisure and tourism provision will be crucial to driving regeneration and attracting further investment to facilitate a wider range of economic and commercial activities. The Park can also contribute significantly to improving the health and wellbeing of local inhabitants and as such, the LDP seeks to support its development in line with its leisure and tourism functions.

Other Growth Areas

- 2.5.16 The most viable role for the settlements within these growth areas is residential and the LDP aims to consolidate this role through key policies and land allocations that will support and improve the range of houses, shops and services provided locally. It is therefore envisaged that the settlements will remain primarily village communities with a choice of house types set within attractive and accessible countryside but within easy reach of employment opportunities and a fuller range of services.
- 2.5.17 The emphasis in these valley settlements will also be on retaining a small base of commercial activity complemented by improvement programmes to upgrade the physical environment. It is, however, recognised that most major employment opportunities and higher order facilities will continue to be found in the Primary Growth Area, and as such, the LDP will focus on further developing a fully integrated transport network that provides high levels of access to a range of lifestyle opportunities nearby.
- 2.5.18 A number of land allocations are possible in these settlements with the most significant example being the site of the former Merthyr Vale colliery which will accommodate a mixed use development comprising of dwellings, a primary school, a nursing/residential home, shops, an office complex and a pub/restaurant. This development, known as Project Riverside, is a vital element in the regeneration of the mid valley communities.
- 2.5.19 The LDP also seeks to enhance the contribution of tourism to the local economy, most notably in respect of Bedlinog which has the potential to complement the expanding tourism role of Parc Taf Bargoed to the south of the village.
- 2.5.20 Sustaining the integrity and vitality of the settlements within these areas is seen as an important role for the LDP and will be fulfilled primarily through key policies that relate to the maintenance of extended, but strictly drawn, settlement boundaries. These boundaries are clearly defined on the LDP proposals map and their main purpose is to prevent coalescence of settlements and preserve the separate identities of the communities concerned whilst protecting the surrounding countryside for its own sake.

Principles underpinning the spatial priorities

- 2.5.21 A number of important principles underpin the spatial elements of the LDP's strategy. These were initially set out in the Preferred Strategy but are summarised below for completeness:-

An efficient use of land

- 2.5.22 The LDP follows the principles of a brownfield strategy putting the emphasis on the development of previously developed land rather than greenfield sites. It is considered that at least 75% of the total land allocated for development in the LDP can be categorised as brownfield. The Plan also aims to achieve high-density development where appropriate and seeks the use of imaginative and sustainable design solutions.

Adherence to strictly defined settlement limits

- 2.5.23 Strictly defined settlement limits are necessary to make a clear spatial distinction between urban land uses and those in more rural surroundings. The LDP embodies a general presumption in favour of development within settlement limits subject to certain criteria being met. Outside defined settlement limits, there is a general presumption against development subject to some exceptions in certain circumstances.

Clear locational preferences

- 2.5.24 Locational preferences have been determined on the basis of a number of factors including the size and physical capacity of the LDP area; its topography and geography; the possibility of integrating new development successfully with existing settlements; the requirement to reduce the need to travel and create more sustainable patterns of living, the need to avoid flood risk and making a contribution to increased risk of flooding.

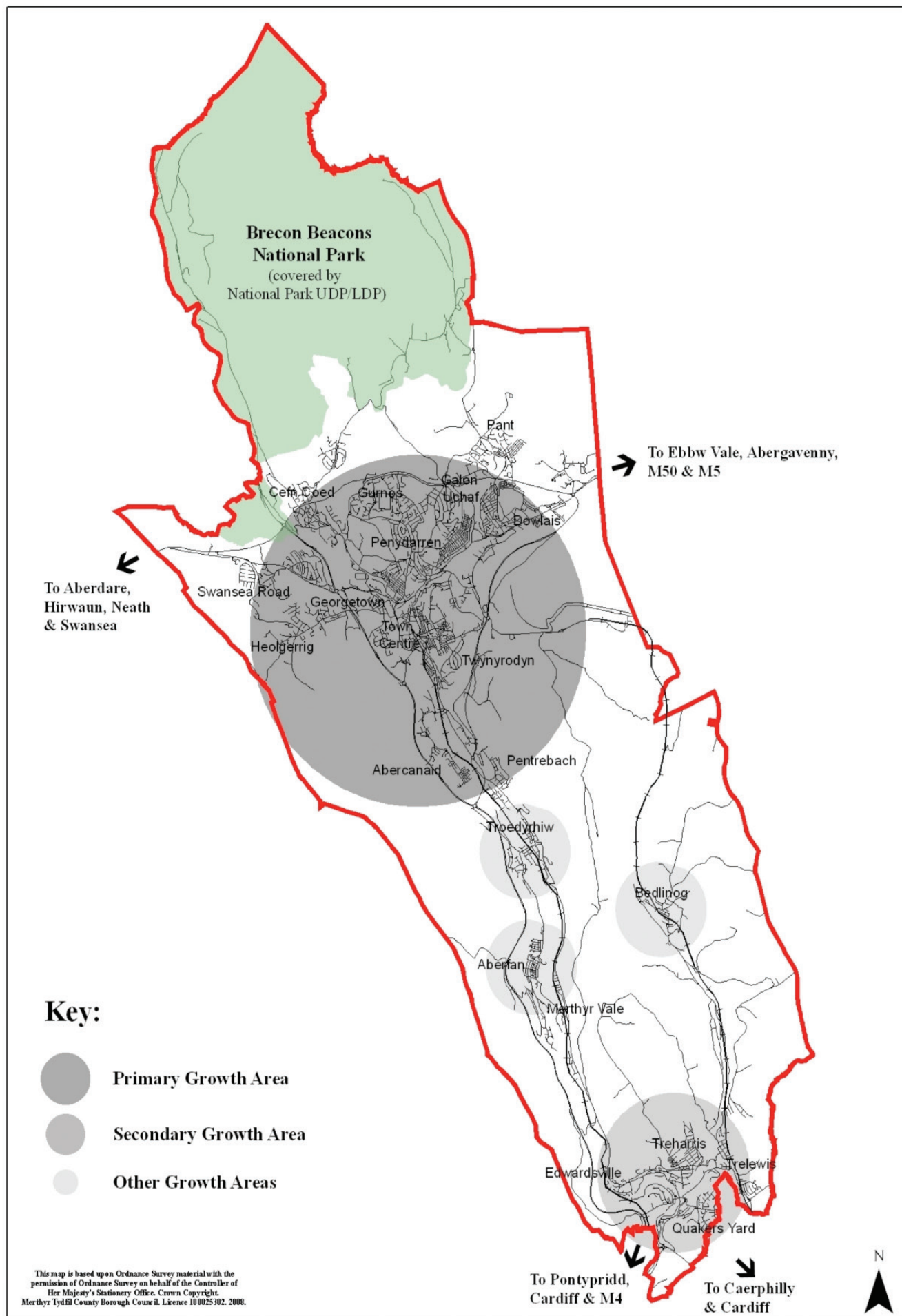
Adequate infrastructure, services and facilities

- 2.5.25 The spatial priorities of the Plan largely reflect the level of existing infrastructure provision. In some circumstances however, priorities are made where it is considered that additional capacity can be readily provided to serve new development or where, as a result of new development, benefits would be delivered over a wider area.

Protecting and enhancing the environment

- 2.5.26 Successful, thriving communities are formed through many social interactions taking place in a high quality environment. Whilst it is essential that the County Borough develops and prospers in future, it is important that this does not occur at the expense of the environment. The spatial priorities of the LDP have therefore been determined with due regard to the various facets of the natural, historic and built environment. In some areas the environment is considered a precious resource that can be harnessed in a sustainable manner. In many other areas, it requires protection and /or enhancement through sensitive management.
- 2.5.27 The LDP site assessment process, the results of which are summarised at Appendix 11 and in the Sustainability Report, has contributed significantly to ensuring all the above principles are adhered to.

2.6 KEY DIAGRAM



3.0 BOROUGH-WIDE STRATEGIC POLICIES

3.1 Policy BW1: Development Strategy - Primary Growth Area

The LDP targets the majority of new development towards the main Merthyr Tydfil settlement, which is classed as the Primary Growth Area. This comprises the communities of Pant, Dowlais, Penydarren, Galon Uchaf, Gurnos, Swansea Road, Heolgerrig, Cefn Coed, Twynyrodyn, Town Centre, Georgetown, Abercanaid and Pentrebach.

Policy Justification

- 3.1.1 The Primary Growth Area comprises of the town of Merthyr Tydfil or the main Merthyr Tydfil settlement. It is located in the northern half of the County Borough and has a triangular shaped urban form set within a large, shallow basin. The main settlement extends over an area of approximately 35 square kilometres and, situated at its heart, is Merthyr Tydfil Town Centre.
- 3.1.2 The main Merthyr Tydfil town settlement is strategically located at the centre of the Heads of the Valleys geographic and economic region and provides a strategic link between the north-south A470 (T) and the east-west A465 (T) roads. The main settlement has an edge of town strategic road network comprising three trunk roads and with a population of 44,000, the town also has a role of being the main commercial, retail and service centre in the Heads of the Valleys region. The LDP recognises the potential of the area and seeks to expand its role as a hub settlement so that it acts as a key driver for regeneration within the Heads of the Valleys.
- 3.1.3 Whilst the main settlement comprises many separate and distinct communities, there is considerable interdependence between them. The geographical character of the main settlement makes it an ideal unit for a sustainable future. All suburban areas are in close proximity to the town centre which has a good range of accessible services within a compact area. This central core is served by improving levels of public transport including bus and train services which operate within the County Borough and also provide access to destinations further afield. A number of strategic footpaths and cycleways also traverse the town making it accessible to modes other than the car. Focused development within the Primary Growth Area therefore has the greatest potential for reducing the overall need to travel and developing the capacity of sustainable transport links.
- 3.1.4 There is greater capacity for regeneration and development in this area than anywhere else in the County Borough. Considerable public sector investment over recent years has attracted substantial private sector capital providing confidence that a strategy based on growth in this area is both viable and most likely to benefit the wider County Borough and sub-region. Recent and/or ongoing developments include: leisure and employment facilities at Rhydydar; housing at Georgetown; and a major retail and leisure park at the Trago Mills site.
- 3.1.5 Of equal importance is the fact that the main settlement has a greater proportion of brownfield sites available for development for a wide range of uses. Whilst some of these have been reclaimed through public sector investment, others may require further remediation before development can occur. Nevertheless, the future development of these sites is generally regarded as preferable to new development on greenfield land.

Related strategic objectives: SO1

3.2 Policy BW2: Development Strategy - Secondary Growth Area

LDP proposals in the southernmost part of the County Borough, classed at the Secondary Growth Area, allow for limited further growth within extended settlement boundaries. The Secondary Growth Area comprises the communities of Edwardsville, Treharris, Trelewis and Quakers Yard.

Policy Justification

- 3.2.1 The secondary growth area comprises a number of interdependent communities situated within the southern half of the County Borough which, with other communities of neighbouring local authorities, form a cross-valley corridor of growth based around the A472. The physical geography of the area is characterised by the narrow, steep sided river valleys of Taff Fawr and Taff Bargoed.
- 3.2.2 The settlements within these areas are reasonably served by public transport with the bus service ensuring access to / from the main centres of Merthyr Tydfil and Pontypridd and the Merthyr to Cardiff train line serving the communities situated within the Taff Fawr Valley. The Taff and Celtic Trails also provide an integrated cycle network through the area.
- 3.2.3 The area is midway between the M4 and the A465 (T), and as a result of its accessibility to Merthyr Tydfil, Pontypridd and Cardiff by both road (A470) and rail, the area developed a residential commuter role during the 1980s and 1990s. Consequently, the area has experienced an overall increase in population since that time contrary to the trends of the County Borough as a whole.
- 3.2.4 The level of housing development over the last two decades has, however, resulted in much of the developable land within the area being used or committed and there is consequently only limited capacity for new build without causing environmental harm. Further development remains difficult not only because of topography and access issues but also because remaining sites are often located on the valley floor and within a river flood plain. In addition, the linear nature of the built environment means there is also less scope for successful integration of land uses and a potential for creating ribbon development.
- 3.2.5 The area has received significant amounts of public sector investment over the past two decades which has physically regenerated the post-industrial landscape and greatly enhanced its visual appeal. Of particular note is the creation of the country park, known as Parc Taf Bargoed, which has greatly enhanced the recreational, leisure and cultural offer. The park will continue to receive funding for further physical improvements and small-medium scale events as part of the Heads of the Valleys programme. Of equal importance is the Welsh International Climbing Centre which sits at the head of the Park. Although currently experiencing financial difficulties, it is anticipated a long-term future for the climbing centre can be secured during the early part of the plan period. Appropriate development of further activities and facilities at both the Centre and the Park, alongside additional improvements to the physical appearance of the area, will assist in attracting new investment, ultimately facilitating a wider range of economic and commercial activities than is presently the case.

- 3.2.6 Changing economic fortunes and shifting patterns of retail operation have meant that the former thriving shopping centre of Treharris has declined significantly since its heyday. Though unlikely to regain its former importance, arguably, the worst has passed and the centre has found a level of profitability /viability, delivering a limited range of services locally. One result of the decline is that there is a unique opportunity to bring forward key developments at the heart of the centre, such as the redevelopment of the former Rhabers store for social housing and the planned primary health care building adjacent to Fox Street, which both contribute to sustainable development.

Related strategic objectives: SO2

3.3 Policy BW3: Development strategy - Other Growth Areas

LDP proposals in the mid-valley settlements, classed as Other Growth Areas, are limited to those which sustain the integrity and vitality of the existing settlements. The Other Growth Areas are Troedyrhiw, Aberfan, Merthyr Vale and Bedlinog.

Policy Justification

- 3.3.1 Although the County Borough tends to be dominated by the town of Merthyr Tydfil and the communities contained therein, a number of important valley settlements contribute their own identities and community spirit to the character of the area. These mid-valley communities are characterised by steep-sided river valleys (the Taf Fawr and Taf Bargoed).
- 3.3.2 The settlements within these areas are reasonably served by public transport with the bus service ensuring access to /from Merthyr Tydfil with limited potential onward connections available. The communities situated within the Taf Fawr Valley are also served by the Taff and Trevithick Trail cycle network and the Merthyr to Cardiff train service which will shortly improve to two trains per hour. These areas tend not however to be favourably located in relation to the strategic highway network and the local roads are often narrow and congested. As a result they have seen limited private sector investment in recent times and have insufficient capacity to accommodate major growth.
- 3.3.3 Much of the developable land within these areas has already been used or committed and there is consequently only limited capacity for new build without causing environmental harm. Further development remains difficult not only because of topography and access issues but also because remaining sites are situated on the valley floor and, consequently, are most likely to be located on the river flood plain. The linear nature of the built environment also means that there is less scope for successful integration of land uses and a potential for creating ribbon development.
- 3.3.4 Whilst it is recognised that land use allocations via the LDP can make an important contribution to regeneration, a mixture of individual self help, targeted funding, and pro-active support from the Authority and other organisations remains a priority in order to regenerate these villages and strengthen the sense of pride in the community. As with all areas of the County Borough, there remains a need to foster a greater entrepreneurial culture that facilitates and supports enterprise and creativity thus reducing barriers to sustainable growth and increased social wellbeing.

Related strategic objectives: SO2

3.4. Policy BW4: Settlement boundaries / locational constraints

Settlement boundaries are defined on the LDP Proposals Map in order to define the area within which development will be allowed providing it is compatible with other relevant plan policies and material planning considerations.

Outside defined settlement boundaries, proposals will be regarded as ‘countryside development’ and will not be permitted unless:-

- ***The development is associated with rural enterprises or the winning and working of minerals.***
- ***The development is for the re-use, adaptation, or replacement of rural buildings and dwellings.***
- ***The development supports the expansion of an existing business in the countryside.***
- ***The development is for tourism, recreation or leisure facilities where the need for a countryside location is fully justified.***
- ***The development is for the provision of public utilities, infrastructure or waste management facilities that cannot reasonably be located elsewhere.***
- ***The development is required for the reclamation or treatment of unstable or contaminated land.***
- ***The development is for renewable energy.***

Where ‘countryside development’ is considered acceptable in principle, the proposal must also satisfy other relevant plan policies.

Policy Justification

- 3.4.1 The importance of having well defined settlement boundaries cannot be over-stated. They help convey the spatial priorities of the Council’s development strategy; they are often the first mechanism used to establish the policy stance of the Council on a particular development proposal; they contribute significantly to the Council reaching a balanced and informed decision through reasoned justification; and they provide clear and unequivocal advice to all other parties concerned.
- 3.4.2 A number of physical factors have been taken into account in determining the precise location for settlement limits. These are:-
- relationship to existing settlement patterns and the built form
 - existence of features that can be used for demarcation such as roads, rivers, curtilages or field boundaries
 - topography
 - ground conditions
 - existence of features of landscape or nature conservation importance
 - availability of infrastructure and services including those factors influencing accessibility.
- 3.4.3 The above policy draws a clear distinction between the way in which the LDP treats development proposals within settlement limits compared with those that fall outside, i.e. in the countryside. This approach accords with the key objectives and priorities set out in *Planning Policy Wales* (Edition 3, 2010, sections 4.4, 4.5 and 4.6) and aims to achieve sustainable settlements based on the roles and functions of each of the communities of the County Borough and the LDP growth areas within which they are located.

- 3.4.4 The general presumption in favour of development within settlement limits is balanced with a corresponding presumption against inappropriate development in the countryside and, in case of the latter, the LDP reinforces this stance through specific protectionist policies in the countryside, for example, Policy AS5 on Green Wedges.
- 3.4.5 It should be noted that the types of countryside development considered acceptable in principle by the above policy do not represent a completely exhaustive list as the LDP does not attempt to address every potential development scenario. However, the stipulated uses are representative of the types of development that are most likely to arise in the local area, making the policy both compliant with national policy and locally distinctive. In this respect, and particularly in relation to the expansion of existing businesses in the countryside, the LDP should be read in conjunction with Para 3.1.3 of *TAN 6: Planning for Sustainable Rural Communities* (July 2010).
- 3.4.6 For the purposes of Policy BW4, the definition of 'rural enterprise' is taken as that defined in Paragraph 4.3.2 of *TAN 6: Planning for Sustainable Rural Communities* (July 2010).

Related strategic objectives: SO4; SO11

3.5 Policy BW5: Natural heritage

The Council will protect and support the enhancement of the County Borough's distinctive natural heritage. Development proposals will only be permitted where they maintain, enhance or do not cause harm to:-

- ***the landscape character of the countryside;***
- ***national and local nature conservation designations;***
- ***trees, woodlands and hedgerows that have natural heritage value or contribute to the character and amenity of an area; and***
- ***other biodiversity interests including protected and priority species and ecological networks.***

Policy Justification

- 3.5.1 Merthyr Tydfil's natural heritage, which includes both its landscape and biodiversity, has been highly influenced by human activity, most notably during the Industrial Revolution, which had a profound effect on the condition and appearance of the County Borough. Much has been done to eradicate the negative evidence of such human activity and natural regeneration has contributed greatly to the improvement of large areas of land. The result is that today's County Borough offers a distinctive natural environment in terms of both landscape and biodiversity.
- 3.5.2 This resource is important both for its own sake and its contribution to the quality of life for people living here. It is therefore vital that our surroundings are managed sensitively and, whilst change is inevitable, it must be both appropriate and controlled if our environmental resources are not devalued, degraded or destroyed.

- 3.5.3 Policy BW5 applies to any proposals that would, or would be likely to have an impact on landscape and biodiversity interests, and should be read in conjunction with paragraph 5.5.2 of *Planning Policy Wales* (Edition 3, 2010). Two area-specific policies also directly relate. Policy AS4 identifies two areas of historic landscape interest where particular priority will be given to their protection, conservation and enhancement and Policy AS6 covers development proposals affecting SINC's and identifies the level of restriction such designations place on development.
- 3.5.4 Whilst there are no international nature conservation designations within the LDP area, the County Borough contains two national nature conservation designations, namely Cwmglo / Glyndyrus SSSI and Cwm Taf Fechan Woodlands SSSI. *Planning Policy Wales* (Edition 3, 2010) sets out a clear statement of national development control policy for SSSIs in paragraphs 5.5.8 and 5.5.9, and additional advice is provided in section 5.4 of *TAN 5: Nature Conservation and Planning* (2009). Regard will also be had to these national requirements when assessing all development proposals which affect Merthyr's SSSIs.
- 3.5.5 A variety of European protected species are present within the County Borough and development proposals that are likely to affect such species will also be assessed against the requirements of *Planning Policy Wales* (para. 5.5.11 and 5.5.12, Edition 3, 2010), and Chapter 6 of *TAN 5: Nature Conservation and Planning* (2009). National and local priority species and habitats are identified within the UK, Welsh and Local Biodiversity Action Plans.
- 3.5.6 The spatial expressions of existing landscape and biodiversity designations, such as TPOs and SSSIs, and proposed designations, such as SINC's, are highlighted on the LDP Proposals Map. A corresponding list of features is included at Appendix 1.

Related strategic objectives: SO5; SO11

3.6 Policy BW6: Townscape and built heritage

The Council will protect and support the enhancement of the unique built heritage of the County Borough. Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character and setting of any of the following:-

- ***listed buildings;***
- ***scheduled ancient monuments;***
- ***conservation areas;***
- ***registered Historic Parks and Gardens of Special Historic Interest;***
- ***townscape character and the local distinctiveness of settlements;***
- ***other historic, archaeological and cultural features of acknowledged importance.***

Policy Justification

- 3.6.1 The historic growth of Merthyr Tydfil as a consequence of early industrial activity, particularly in coal mining and iron making, has dictated the urban form and character in evidence today. Whilst it is essential that, in future, the County Borough is allowed to adapt and prosper, it is also necessary that this should not be done at the expense of its rich architectural heritage. The LDP therefore considers the historic built environment as a precious resource that should be used to inform /underpin the process of regeneration and be integrated sensitively with new development as part of a vibrant local economy.

- 3.6.2 The above policy, in conjunction with the relevant area-specific policies contained in Chapter 4, seeks to preserve or enhance the best elements of the built environment not only for the variety it offers in terms of its townscape and architectural character, but for its contribution to defining the distinctive physical characteristics of the area in combination with its landscape and biodiversity. In formulating Policy BW6, full account has been taken of the *Merthyr Tydfil Heritage Strategy* (2008) and in implementing the policy's provisions, regard will be given to the fact that towns and villages must function fully as places for social and economic activity to be truly successful.
- 3.6.3 The distribution of existing townscape and built heritage designations such as Listed Buildings, Scheduled Ancient Monuments and Conservation Areas is illustrated on the LDP Proposals Map. A corresponding list of heritage features is included at Appendix 2.

Related strategic objectives: SO11

3.7 Policy BW7: Sustainable design and place making

The Council will support good quality sustainable design and require new development to:-

- ***be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;***
- ***integrate effectively with adjacent spaces and the public realm to enhance the general street scene and create good quality townscape;***
- ***not result in unacceptable impact on local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movements;***
- ***incorporate a good standard of landscape design;***
- ***sensitively relate to existing settlement patterns and take account of natural heritage and the historic environment on site and in terms of potential impact on neighbouring areas of importance;***
- ***foster 'inclusive design' by ensuring the development allows access for the widest range of people possible;***
- ***contribute to the provision of usable open and outdoor play space, ensuring its accessibility and connectivity to other green infrastructure, footpaths and cycleways;***
- ***incorporate resource efficient / adaptable buildings and layouts using sustainable design and construction techniques, including the re-use and recycling of construction and demolition waste on site, and energy and water conservation / efficiency measures;***
- ***minimise the demand for energy and, where appropriate, utilise the renewable energy resource through appropriate layout, orientation, mix of uses, density of development, landscaping, optimal use of local topography and incorporation of renewable energy technologies;***
- ***incorporate facilities for the segregation, recovery and recycling of waste; and***
- ***provide a safe environment by addressing issues of security, crime prevention, and the fear of crime in the design of buildings and the space and routes around them.***

Policy Justification

- 3.7.1 Sustainability is closely linked to stewardship and responsibility in the use and management of resources. The LDP reflects this principle through the general thrust of its policies and in its focus on regeneration, which also recognises that new development is necessary to adapt Merthyr Tydfil to meet its changing needs and secure its continued wellbeing. The above policy, which has been formulated with regard to *Planning Policy Wales* (Edition 3, 2010), *TAN 12: Design* (2009), and *TAN 22: Sustainable Buildings* (2010), sets out the fundamental considerations that are necessary to achieve good quality design in all forms of built development and will ensure that the best elements of the existing built form continue to be integrated with quality new development as part of a vibrant local economy.
- 3.7.2 The Council welcomes discussions with prospective developers or their agents early on in the planning process. Specific information, for example, plans; elevations; perspectives; photographs; and written material such as Design and Access Statements may often be required to clarify intentions and consider a proposal's relationship to the wider area. Early discussions also allow developers to demonstrate the extent to which their proposals meet *Secured by Design* principles, the sustainability and environmental performance criteria set out in the *Code for Sustainable Homes* (2008), and /or the *Building Research Establishment Environmental Assessment Method* (BREEAM) Standards, against which, the Council affords due regard. The Council will apply the sustainable building standards set out in paragraph 4.11.4 of *Planning Policy Wales* (Edition 3, 2010).
- 3.7.3 Reducing energy demand, increasing energy efficiency, and the generation of energy from renewable sources in new developments are key elements of the LDP strategy that aims to make a valid contribution to achieving carbon neutral development and combating the effects of climate change. The Renewable Energy Capacity Study (2008), undertaken as part of the LDP process, identifies renewable energy opportunities and the potential for different technologies to be used across the County Borough. Feasibility studies for low and zero carbon technologies will be assessed in part against the findings of the Capacity Study.
- 3.7.4 Developers will be required to investigate power generation using technology that harnesses local resources as part of the Design and Access Statement submitted with individual planning applications. Technologies and measures that might be incorporated into building design to achieve sustainable buildings include biomass heating; biomass combined heat and power; green roofs /biodiversity roofs; ground sourced heat pumps; external and internal insulation; solar water heating; solar photovoltaics; passive solar design; rainwater recycling; and, micro-wind turbines. It should be noted that some technologies will require separate consents / licenses granted outside the planning system.

Related strategic objectives: SO5; SO8; SO9; SO10; SO11; SO12

3.8 Policy BW8: Development and the water environment

Proposals for built development will only be permitted where:-

- ***they avoid identified river flood plains in order that these areas continue to fulfil their flood flow and water storage functions;***
- ***they do not have an adverse effect on the quality and/or quantity of surface waters or groundwater resources, and where opportunities exist, they incorporate measures to improve existing water quality; and***
- ***adequate water and sewerage systems exist, or are reasonably accessible, or are capable of being provided prior to the development becoming operational without placing unacceptable pressure on existing capacity or causing unacceptable environmental harm.***

In addition, development proposals will be required to avoid exacerbating flood risk locally and elsewhere within the river catchment by incorporating sustainable drainage systems (SuDS) for the disposal of surface water.

Alternative methods of surface water disposal will only be considered where a developer demonstrates that the incorporation of SuDS is inappropriate for practical or environmental reasons.

Policy Justification

- 3.8.1 Rivers and streams feature strongly in the landscape of the County Borough; these features have influenced the LDP's spatial priorities and have been taken into account in assessing the potential for flood risk in the Plan's proposed patterns of development. In line with current good practice, the Plan has been screened to ascertain whether a strategic flood consequence assessment is necessary and the results set out at Appendix 9.

Flood risk

- 3.8.2 The Welsh Assembly Government's Development Advice Maps have been widely consulted to determine the flood risk issues present in making land-use allocations. A precautionary approach has been followed whereby the LDP has sought to avoid committing new built development to Zone C (i.e. development has been directed to areas considered to be outside the extreme flood outline). In the few cases where allocations have been made, designations reflect the fact that, either planning consent has already recently been granted having regard to submitted flood consequence assessments, or the type of development being proposed is not considered sensitive to flooding, and its location elsewhere is not desirable or appropriate. The LDP site assessments included at Appendix 11 provide more information in this regard.
- 3.8.3 In accord with *TAN 15: Development and Flood Risk* (2004), and to afford consistency with the LDP's spatial priorities, should it be necessary to consider land for development within Zone C, the relevant assessments and guidance contained within the TAN (Para. 6.2 and Section 7) must be complied with. It should be noted that technical solutions to flood risk do not in themselves provide complete justification for allowing development in the flood plain.

Groundwater and surface water

- 3.8.4 The Council recognises that many proposals for new development have the potential to result in an increase in surface water run-off as permeable surfaces are replaced by impermeable surfaces such as paving and tarmac. As well as a consequent reduction in groundwater infiltration, this can also result in increased risk of flooding downstream with other possible consequential effects including pollution, silt deposition or damage to habitats.
- 3.8.5 A sustainable solution to these risks involves the use of sustainable drainage systems (SuDS) which manage flood risk and other environmental damage by minimising changes in the volume and rate of surface run-off from development sites. These systems are more sustainable than conventional piped drainage methods because they:

- allow for the management of any surface water run-off at source;
- protect and enhance water quality;
- manage water run-off rates, reducing the impact of urbanisation on flooding;
- are sympathetic to the environmental setting and the needs of the local community;
- provide or enhance wetland habitat;
- encourage natural groundwater replenishment;
- protect water resources through recycling.

3.8.6 The Council will require the use of SuDS through the planning process and will seek to ensure their implementation and future maintenance through either a Section 106 Agreement or conditions attached to the planning permission. The most appropriate method will be at the discretion of the Council and dependent on the scale of development.

3.8.7 The benefit of securing SuDS through a Section 106 agreement allows for financial contributions in the form of a bond or periodic payment for the ongoing upkeep/maintenance of those SuDS. Further information on the use and management of SuDS is provided within Section 8 and Appendix 4 of TAN 15: Development and Flood Risk (2004).

Related strategic objectives: SO5

Policy BW9 – policy deleted as part of plan-making process

3.10 Policy BW10: Mineral safeguarding

The LDP contributes to meeting society's need for a continuous and secure supply of minerals by:-

- 1. safeguarding mineral resources from permanent development which would sterilise them or hinder their extraction;***
- 2. safeguarding mineral reserves from development which would prevent their extraction in order to maintain a minimum 10 year land bank of permitted aggregate reserves.***

Policy Justification

Mineral resources

3.10.1 Since mineral resources are finite, it is necessary to ensure that resources which could be of future economic importance, are safeguarded from other types of permanent development. In accordance with national mineral policy guidance and using evidence from an analysis of British Geological Survey resource maps and digital data, the LDP safeguards Primary and Secondary Coal resources and Limestone and Sandstone resources which lie outside settlement limits and do not contain national designations of environmental and cultural importance. Cross-reference to the LDP Proposals Map should also be made in order to identify all national designations, particularly Scheduled Ancient Monuments.

3.10.2 The act of safeguarding does not indicate an acceptance of future mineral working in these areas. All identified resources lie outside defined settlement limits where significant historic and environmental designations often exist and any proposal to extract the safeguarded mineral resource would need to be fully considered through Policy TB8.

Mineral reserves

- 3.10.3 The need to consider pre-extraction where development is proposed on a mineral resource as set out in paragraph 13 of *Mineral Planning Policy Wales* (2000) and paragraph 42 of *Minerals Technical Advice Note 2: Coal* (2009) will also be applied.
- 3.10.4 *The South Wales Regional Aggregates Working Party Regional Technical Statement* (2008) indicates that the region is largely self sufficient in aggregates at the present time. Based on recent shares of production between Merthyr Tydfil and Caerphilly, the statement concludes there is sufficient landbank in the two areas to last beyond the plan period. This takes into account the need to make alternative provision for aggregates currently being extracted in the Brecon Beacons National Park. As Merthyr Tydfil's landbank provides for more than 20 years of extraction, no new aggregate extraction sites are allocated in the LDP area.
- 3.10.5 The two existing sources of aggregates in the LDP area are:-
- Vaynor Quarry, which is the only active (though temporarily mothballed) limestone quarry and is located to the north of the main Merthyr settlement straddling the boundary with the Brecon Beacons National Park, and
 - Gelligaer Quarry, which is the only active sandstone quarry and is situated on the eastern periphery of the County Borough, south of Gelligaer Common.

The extent of the safeguarded permitted reserves at both quarries is shown on the LDP Proposals Map.

- 3.10.6 The long-term inactive quarry at Morlais Castle has seen no mineral extraction since the early 1960s and further extraction remains both extremely unlikely and undesirable for economic and environmental reasons respectively. As such, the quarry is not expected to contribute to meeting the future regional demand for aggregates and the Council will consider the drawing up of a prohibition order.
- 3.10.7 Despite a long history of association with the mining industry, there is only one coal mining facility in operation within the LDP area. Nevertheless, this is of a significant scale and forms part of the 400 ha land reclamation scheme at Ffos-y-Fran which entails the extraction of approximately 11 million tonnes of coal by 2025. Two small underground mines also exist to the north of Bedlinog and though both have planning permission for the extraction of coal up to 2028, neither is currently operational or licensed.

Related strategic objectives: SO5

3.11 Policy BW11: Transport, cycling and pedestrian proposals

Proposals for new transport, cycling, and pedestrian facilities will be favourably considered where they:-

- ***ensure improvements to the frequency, speed and extent of bus and rail services***
- ***improve the integration between transport modes***
- ***improve access to the countryside***
- ***ensure an increased amount of attractive, safe and easy-to-use routes***
- ***reduce the impacts of vehicular transport on residential areas***
- ***reduce traffic congestion***
- ***assist sustainable regeneration***
- ***facilitate social inclusion***

- ***reduce energy consumption and pollution***
- ***facilitate noise reduction and improved air quality***
- ***accord with the provisions of the Regional and the Local Transport Plan.***

Policy Justification

- 3.11.1 Transport plays a crucial part in every day life by providing the physical links necessary between housing, employment, commerce, leisure and community facilities. Good accessibility to all these land uses is crucial to the economy of Merthyr Tydfil and to the wellbeing of its citizens.
- 3.11.2 For many, the private car often provides this accessibility but it continues to be at a cost to the environment in terms of air pollution, noise vibration and visual intrusion. In addition, accessibility to jobs and facilities, which is often so dependent on the car, is also disadvantageous to those who do not own or have access to one.
- 3.11.3 It is widely accepted that continuing growth in road usage and its associated environmental impact is incompatible with the concept of sustainable development. Growth in traffic on the scale of previous decades not only threatens national objectives on lower emissions, air quality, environmental standards, and health and wellbeing, but continued congestion is also having serious consequences for the economy.
- 3.11.4 In taking account of the inter-relationship between land use planning and transportation, the LDP only makes allocations where any potentially negative environmental and social implications arising from matters of transport can be minimised. The Plan allocates new development where capacity is known to exist or where it can realistically be provided as part of new development. The overall intention is that Merthyr becomes the focus for an increasingly wide variety of activities but grows to be a more self-sufficient and sustainable County Borough as a result.
- 3.11.5 To help facilitate the above, an integrated network of public transport is considered essential and the Council will favourably consider all new transport proposals that assist in the successful delivery of the LDP's strategy within the context provided by the *Regional Transport Plan*. It is accepted that, in order for Merthyr Tydfil to function successfully within the Capital Network Zone, travel (and particularly commuter travel into and out of the County Borough) will remain essential. However, the policies and proposals of the LDP aim to ensure that any travel undertaken is through the most sustainable means possible.

Related strategic objectives: SO4; SO8

3.12 Policy BW12: Development proposals and transport

Where appropriate, the Council will expect all development proposals to demonstrate how they will:-

- ***help reduce the need to travel***
- ***encourage the use of transport other than the private car***
- ***avoid increasing traffic to unacceptable levels***
- ***avoid causing or exacerbating highway safety problems***

Transport assessments will be required for developments likely to result in significant trip generation.

Policy Justification

- 3.12.1 The close proximity of housing, employment, retail and other land uses is a major consideration in minimising the need to travel and in ensuring sufficient incentives to travel by means other than the car.
- 3.12.2 The County Borough's existing built-up areas and previously developed sites provide the most favourable potential to deliver sustainable patterns of development in future. By putting the land use policy framework in place to enable such development to occur, the LDP anticipates successful realisation of its proposals through a combination of partnership working and sustained public / private investment.
- 3.12.3 All qualifying development will be expected to demonstrate how it makes a realistic contribution to improving the sustainability of travel patterns. By way of an example, the Council wishes to bring forward schemes that deliver environmental benefits such as those resulting in improvements to quality of life via the enhancement of air quality and through noise reduction. The contribution to road safety will also continue to underlie consideration of all highway proposals.
- 3.12.4 Developments that would be likely to result in a significant number of trips will be required to incorporate a Transport Assessment as part of the proposal's submission. Qualifying developments accord with those outlined at Annex D of *TAN 18: Transport* (2007).

Related strategic objectives: SO4; SO8

3.13 Policy BW13: Managing housing growth

During the plan period 2006-2021, land is allocated for the provision of approximately 3964 new dwellings in order to accommodate the anticipated needs of the population.

Policy Justification

- 3.13.1 Better housing provision, along with improved employment opportunities, are seen as key factors in realising the LDP's aspirations for growth. As part of the Plan's strategy, the population of the County Borough is projected to increase by 4,400 to 59,000 by 2021. Full details on these projections can be found in the LDP Background Paper for the Preferred Strategy: Population, Dwelling and Employment Land Forecasts (April 2007) although a summary is also provided at Appendix 3 of this written statement. In order to accommodate this growth, the LDP has identified a requirement for an additional 3800 residential units over the plan period which accords with the findings of the regional housing apportionment exercise undertaken by the South East Wales Strategic Planning Group in 2007.

Allocations

- 3.13.2 Sufficient land has been allocated in the LDP to provide approximately 3964 dwellings by 2021. The slight over allocation compared to the identified requirement will give added flexibility to the housing market and will contribute a safeguarding mechanism (along with small sites and windfall sites) should some allocated sites not progress to the latter stages of the LDP. All residential land use allocations relate to sites that are capable of accommodating 10 dwellings or more and the distribution of sites is set out at Policies AS1, AS2 and AS3 with an anticipated delivery timetable at Appendix 4. The allocation includes provision to compensate for the small number of demolitions that are likely to occur over the plan period (based on annual average demolition rates over the last 5 years).

Small sites and windfall sites

- 3.13.3 The allocation does not take into account, and is therefore in addition to, the contribution that small sites and windfall sites can make in providing realistic alternatives if preferred sites do not come forward as anticipated. Based on previous rates, this could equate to around 450 units or 30 units per annum.

Renovating existing housing stock

- 3.13.4 The renovation of existing housing stock that could bring empty homes back into beneficial use was considered as part of the housing land calculations. However, final site allocations do not have regard to such properties as they are not considered capable of making a sufficiently legitimate contribution to meeting overall housing requirements at this time. Incentives that lie beyond the planning process are crucial to changing this situation.

Completions to date

- 3.13.5 As approximately 863 dwellings have already been completed since the beginning of the plan period in 2006 (figures correct at April 2010), and there are a further 77 dwellings currently under construction, the Council considers that 23% of the house building requirement up to 2021 has already been met.

Using accessible, previously developed land

- 3.13.6 75 per cent of proposed units are accommodated on brownfield land as defined in *Planning Policy Wales* (Edition 3, 2010) and 90% are located within 400 metres of an existing public transport stop.

Related strategic objectives: SO1; SO2; SO3; SO4; SO6

3.14 Policy BW14: Managing employment growth

During the plan period 2006-2021, 27.52 hectares of land is allocated to provide a suitable range of sites to accommodate the anticipated business and employment needs of the County Borough.

Policy Justification

- 3.14.1 The LDP's aspirations for growth are supported by its housing strategy in conjunction its employment strategy. Employment policy sets out to secure the delivery of a strong and diverse economy; quality, well-paid jobs; and help address problems of economic inactivity. The success of policy will depend on many factors, not least, future national economic trends, the success of indigenous small and medium enterprises and the level of inward investment that can be attracted to the area.

- 3.14.2 One of the primary roles for the Plan is to ensure that there is a continuous, adequate supply of land to meet the future needs of business to provide the necessary employment opportunities. In this respect, 27.52 hectares of land has been allocated for employment uses categorised as B1, B2 or B8 under the *Town and Country Planning Use Classes Order 1987* (as amended) at locations identified in Policy AS14 and listed at Appendix 5. Details on how the employment land requirements were derived is contained in the LDP Background Paper: Population, Dwelling and Employment Land Forecasts (April 2007) and the Merthyr Tydfil Employment Land Review (July 2010) although a summary is also provided at Appendix 3 of this written statement. The over allocation of 18.32 hectares compared to the above papers is to provide a degree of flexibility.

Using accessible, previously developed land

- 3.14.3 Most new allocations continue to follow historical patterns whereby developments have concentrated at locations peripheral to the main Merthyr settlement and adjacent to the core highway network / strategic transport routes. The reasons for doing this are:-
- *Accessibility*, in relation to the main transport corridors.
 - *Marketability*, related primarily to accessibility and potential links to customers and markets.
 - *Proximity* of sites to complementary or sympathetic land uses including the larger centres of population / workforce.
 - *Availability* of suitable land for development.
 - *Sustainability* principles.

Other employment opportunities

- 3.14.4 Aside from the allocated B-space sites, the Council acknowledges that the retail sector, commercial and entertainment sectors, service sector and tourism sector all play an important role in the composition and functioning of a modern society and this has been factored into the aforementioned employment requirement calculations. Merthyr Tydfil Town Centre particularly makes an invaluable contribution to the economic, social and cultural life of the County Borough, accounting for significant employment opportunities for local residents and accessible local services that are a focus for community activity.

Related strategic objectives: SO1; SO3; SO4; SO7

3.15 Policy BW15: Community facilities

The Council will protect and support the enhancement of the County Borough's community facilities including schools, libraries, health centres, post offices, public halls, public houses and corner or village shops. Development proposals that would result in a loss of an existing community facility will only be permitted where:-

- ***alternative provision of at least equivalent value to the local community can be provided nearby, or***
- ***it can be demonstrated that existing provision is inappropriate or surplus to the needs of the community and is no longer required, or***
- ***it can be demonstrated there is no longer a viable community use for the facility.***

Proposals resulting in improvements to the quality and accessibility of community facilities will be favourably considered subject to satisfying other relevant policies of the LDP.

Policy Justification

- 3.15.1 Community Facility is a broad subject heading that is designed to apply to schools/training centres, libraries, sports and leisure facilities, health care provision, social services, emergency services, places of worship, post offices, public houses, corner and village shops, public halls and any other facility that fulfils a role of serving the community. Some of these facilities are under the ownership and control of the public sector (including the local authority), whilst others are entirely private concerns.
- 3.15.2 Matters of lifestyle, mobility and demography all have the potential to influence demand for community facilities. The Council continues to monitor the level of provision and will protect and support the enhancement of facilities, helping to facilitate improvements where possible and appropriate, to ensure that no section of the local community is excluded from having access to basic facilities and services – the overall aim being to create and maintain vibrant and sustainable places to live, work and spend leisure time.
- 3.15.3 Due to their very nature, development proposals for new or improved community facilities are normally likely to be provided in or adjacent to town and local centres as they can often add to the range and diversity of uses thus contributing to their vitality and viability. There may also be a need to secure a contribution towards the provision of facilities as part of certain large, new housing developments, especially in areas where additional new development leads to an overall under-provision of facilities (see Policy BW17, Policy AS17 and Appendix 4).
- 3.15.4 Proposals for the provision of new corner and village shops should also accord with the retail hierarchy and the contents of Policy AS18.
- 3.15.5 The provision of leisure facilities is considered more specifically in Policy BW16.

Related strategic objectives: SO8

3.16 Policy BW16: Protecting /enhancing the network of leisure facilities

The Council will protect and support the enhancement of the County Borough's network of leisure facilities including outdoor play space, public open space and public rights of way in order to ensure their continued use for recreation and amenity. Development proposals that result in the loss of an existing facility will not normally be permitted unless:-

- Alternative provision of at least equivalent value to the local community can be provided nearby, or***
- It can be demonstrated that existing provision is inappropriate or surplus to the needs of the community and is no longer required, or***
- In the case of commercially based leisure facilities, it can be demonstrated there is no longer a viable leisure use for the facility.***

Policy Justification

- 3.16.1 *The Health, Social Care and Wellbeing Strategy* (2008) recognises the importance of regular exercise as part of everyday activity and the valuable benefits that are likely to arise. Ready access to leisure facilities is therefore considered essential, and the Council recognises the importance of balancing the provision of leisure facilities to ensure that the widest range of local needs is met.
- 3.16.2 Most existing commercially-based leisure uses are located in and around the town centre and include a cinema, bingo halls, a gymnasium /fitness centre, hotels, restaurants, public houses and nightclubs. Such uses bring advantages to the town centre not only in leisure/ recreation terms but also through the economic benefits they deliver. For this reason, they will continue to be supported as a means of increasing town centre vitality and viability (see Policy AS16 and AS19).
- 3.16.3 Formal leisure and recreational facilities are provided by a range of agencies, although the majority of facilities are owned and operated by the Council. Facilities, which often vary in quality, are distributed widely throughout the County Borough and range from basic sports pitches and playgrounds to more diverse establishments such as sports halls and community /leisure centres. Where new residential development places an added burden on Council maintained facilities, the LDP will require improvements to be delivered through the implementation of Policies BW17 and AS17. These policies are designed to secure community infrastructure benefits that will help alleviate additional demands arising from those new housing developments identified at Appendix 4.
- 3.16.4 Aside from the land and facilities used for commercial and formal leisure pursuits, there are many other areas in the County Borough that are regularly used for more informal types of recreational activity. As *TAN 16: Sport, Recreation and Open Space* (2009) confirms, such areas may be of at least equal value to the community and may also have additional visual amenity and /or conservation importance.
- 3.16.5 Large tracts of open space between and within Merthyr Tydfil's urban areas are recognised as possessing significant leisure and amenity importance. The most expansive of these are highlighted on the LDP Proposals Map on the basis of their perceived recreational value in accord with the Council's '*Coed Merthyr*' recreational, access and landscape strategy. However, there are a considerable number of smaller sites throughout the County Borough which have a similar or complementary value, but which it is not possible to show on the LDP Proposals Map for reasons of clarity.

Facility protection

- 3.16.6 Policy BW16 sets out to protect and support the enhancement of all leisure facilities categorised under Paras 3.16.2 – 3.16.5. All open-air leisure sites owned / maintained by the Council are listed at Appendix 6, and whilst the list is considered comprehensive, it is not completely exhaustive of the situation in Merthyr Tydfil owing to the fact that there are also privately owned sites, which may serve a similar function, but for which reliable data is not currently available.
- 3.16.7 In addition, the County Borough has an extensive rights of way network centred around the strategic routes of the Taff Trail, Celtic Trail, Trevithick Trail, Abermorlais Trail, Taff Bargoed Trail and Heads of the Valleys Cycle Route (all shown on the LDP Proposals Map). This network will be developed further during the LDP period and integrated with the ongoing preparation of a definitive rights of way map for the County Borough so that safe access to physical recreation opportunities is made available to all and overall standards of health and wellbeing improve.

3.17 Policy BW17: Securing community infrastructure benefits

Development proposals will only be permitted where adequate community infrastructure capacity exists or where additional capacity is capable of being provided as part of the development without unacceptable impacts on people or the environment. In order to address the impacts of particular developments, the Council will seek to secure community infrastructure benefits through planning obligations. Such obligations may relate to:-

- ***affordable housing***
- ***suitably designed and located public open space and play, recreation, sport and leisure facilities***
- ***education provision***
- ***specialist social care accommodation***
- ***other community facilities***
- ***highway works, pedestrian and cycling facilities, and public transport improvements***
- ***improvements to the public realm***
- ***waste management and recycling***
- ***drainage and sewerage works***
- ***flood risk mitigation measures***
- ***nature conservation***

Policy Justification

- 3.17.1 For the purposes of the LDP, community infrastructure is considered to be the structural elements that provide the framework for supporting the activities of society. It can be represented by any of the categories stipulated in Policy BW17 above but may also extend into other topic areas.

Existing infrastructure provision

- 3.17.2 The implications of infrastructure capacity were considered as part of the early stages of the LDP process and led to the emergence of a preferred option from three strategic alternatives. In taking forward the spatial elements of the preferred option, the Plan has made land allocations in accord with the level of existing infrastructure provision or where additional capacity can realistically be provided as part of new development.

New or improved infrastructure

- 3.17.3 As new developments often place a burden on existing infrastructure and create requirements for new or enhanced facilities, it is only appropriate that a proportion of the increased value of the land should be returned to the community through appropriate benefits. These benefits should be reasonably related in scale and kind to the development proposed. This does not mean however, that they have to be restricted to the site itself. For example, where a major development is proposed, this may have a significant impact on potential traffic generation. It may therefore be appropriate for the developer to contribute to investment in public transport enhancement or highway improvements.

Planning obligations

- 3.17.4 Planning obligations will only be sought where they satisfy the criteria set out in Paragraph 122 of the *Community Infrastructure Levy Regulations* (2010).
- 3.17.5 Individual Council departments will be responsible for stating the precise level and nature of their requirements as part of the planning application process with obligations only being sought where there is an identified need. The level of provision required will be based on recognised formulae used by individual departments, for example, the Fields in Trust 6 acre standard. However, when finalising Section 106 agreements, the Town Planning Division will need to strike a balance amongst competing causes and ensure that development remains viable and the strategy of the LDP is realised. With regard to the introduction of the Community Infrastructure Levy, the Council will prepare an implementation timetable to accompany the first LDP Annual Monitoring Report. Further information on planning obligations is contained in the Council's SPG on Planning Contributions (available Autumn 2011).

Utilities

- 3.17.6 In relation to infrastructure provided by the utility companies, engagement has taken place throughout the LDP process to confirm the appropriateness of land allocations and to ascertain their compatibility with existing and, where known, future public investment strategies. Where allocated sites have been identified as requiring essential infrastructure works that may not be funded through the public purse, the need for planning obligations has been identified as part of the schedule of housing sites at Appendix 4.

Related strategic objectives: SO4; SO6; SO8; SO9; SO10

3.18 Policy BW18: Contaminated land

Development proposed on a site known or reasonably believed to be contaminated, will require a site assessment to establish the nature and extent of the contamination prior to determining the application. Development will not be permitted unless it is demonstrated that effective measures can be taken to treat or control any contamination in order not to:-

- expose occupiers of the development land and neighbouring land to unacceptable risk;***
- contaminate any watercourse, water body or aquifer;***
- cause the contamination of adjoining land or allow the contamination to continue.***

Where suitable remedial measures are agreed with the Authority, these must be completed before the development commences.

Policy Justification

- 3.18.1 One of the requirements of the planning system is to guide development in order to lessen the risk from both natural and man-made hazards including risks from land contamination. Whilst the system should not necessarily prevent the development of such land (although this could be the most appropriate response in some cases), it should ensure that any development undertaken is suitable for the land concerned and that the physical constraints of the land are fully taken into account.
- 3.18.2 The responsibility for determining the extent of contamination rests with the developer who must also ensure that the land is suitable for the proposed development. However, the Council must take into account any implications on public health and ensure that new development is not undertaken without an understanding of the risks involved; also, that development does not take place without appropriate remediation, having regard to both the natural and built environment.
- 3.18.3 The LDP recognises that primarily because of Merthyr Tydfil's industrial legacy, certain areas of land in the County Borough remain potentially contaminated. Furthermore, that the remediation of such land may be required before it can be brought back into beneficial use. As a means of alerting interested parties to the potential of contamination, the Council is required to maintain a register of contaminated land and this has been taken into account in preparing the LDP. The register is also used to inform developers whether potential risks are known to exist and to what extent further investigations may be necessary.
- 3.18.4 The above policy is intended to protect public safety whilst helping to realise one of the primary aims of the LDP i.e. to promote regeneration through the use of suitable and appropriate brownfield land rather than greenfield sites. Within this context, it is recognised that on some sites, in order to successfully fund decontamination works, a phased approach to remediation may be necessary.

Unstable land

- 3.18.5 Areas of potentially unstable land are known to exist in certain parts of the County Borough as a result of historical coal mining activity. Such areas of land lie both inside and outside the settlement boundary and align with the Coal Authority's Coal Mining Referral Areas. Maps highlighting the Coal Mining Referral Areas are held for inspection within the Council, with responsibility for determining the extent and effects of these constraints resting with the developer. Where development is proposed in these areas, the developer should consult with The Coal Authority.
- 3.18.6 Development proposals on land affected by instability will be assessed against development control policy within paragraphs 13.9.1 and 13.9.2 of *Planning Policy Wales* (Edition 3, 2010).

Related strategic objectives: SO3

3.19 Policy BW19: Affordable housing target

During the plan period, the Local Development Plan will provide 260 affordable dwellings across the County Borough in order to contribute to the identified level of housing need.

Policy Justification

- 3.19.1 The delivery of affordable housing is a key issue both locally and nationally. The most recent *Local Housing Market Assessment* (LHMA) for Merthyr Tydfil, dated November 2010, has identified that, of the overall dwelling requirement in the County Borough up to 2021, 510 dwellings need to be in the form of affordable housing. The precise level of need differs between the 3 market areas identified and currently stands at 300 units in Merthyr Tydfil, 180 units in the Mid Valleys and 30 units in Treharris /Trelewis.
- 3.19.2 The LDP target of 260 units is below the level of need identified within the LHMA but is nevertheless considered to be ambitious, and represents a target that is both realistic and deliverable when development viability is taken into consideration. Approximately 240 units will be delivered through Policy AS22, which sets targets and a threshold for planning contributions on new housing development. The distribution of these units will be 200 in the Primary Growth Area, 30 in the Secondary Growth Area and 10 in the Other Growth Areas. A Rural Exceptions policy (Policy TB13) is expected to deliver the remaining 20 units which will only be provided in the Other Growth Areas.
- 3.19.3 The Social Housing Grant (SHG) programme (as well as other sources of funding) and the re-use of empty homes (funded by Section 106 agreements and other funding streams such as recently secured SCIF (Strategic Capital Investment Fund)) are likely to meet the remainder of affordable housing need as identified in the most recent LHMA.
- 3.19.4 The delivery of affordable housing is dependent on a number of factors and the Council recognises that securing affordable housing must be balanced against the other policy requirements of the Plan. For further information on affordable housing, reference should be made to the LDP Background Paper: Affordable Housing and the most recent *Local Housing Market Assessment* referred to above.

Related strategic objectives: SO1; SO2; SO6

4.0 AREA SPECIFIC POLICIES

4.1 Policy AS1: Housing allocations in the Primary Growth Area

During the plan period 2006-2021, land is allocated for the provision of approximately 3134 dwellings in the Primary Growth Area at the following locations as shown on the LDP Proposals Map:-

- H1 Sweetwater Park, Trefechan**
- H2 Trevor Close, Pant**
- H3 Beacon Heights, Swansea Road**
- H4 Bryngwyn Farm, Swansea Road**
- H5 Twyncarmel Shop**
- H6 Clwydyfagwr, Swansea Road**
- H7 Cyfarthfa Mews, Swansea road**
- H8 Gellideg Flats**
- H9 South of Castle Park, Twyncarmel**
- H11 Winchfawr**
- H12 Brecon View Park, Heolgerrig**
- H13 Cwmglo Road, Heolgerrig**
- H14 Brondeg, Heolgerrig**
- H15 Upper Georgetown Plateau**
- H16 Lower Georgetown Plateau**
- H17 Former Vulcan Brewery, Brecon Road**
- H18 Gwaelodygarth House**
- H19 Goitre Lane, Gurnos**
- H20 St. Tydfil's Hospital**
- H21 Penydarren Reservoir**
- H22 Rear of Haydn Terrace, Penydarren**
- H23 Former Dowlais Foundry (Project Heartland)**
- H24 Dowlais Flats**
- H25 Outlook Village, Goatmill Road**
- H26 North of Bradley Gardens, Penyard**
- H27 Pant-y-ffin Road (Queens Exchange), Penyard**
- H28 Former Twynyrodyn Junior School**
- H29 Twynyrodyn**
- H30 Former Mardy Hospital, Twynyrodyn**
- H31 Rhydycar Leisure Village**
- H32 The Greenie, Penydarren**
- H33 Gethin Tip, Abercanaid**
- H34 Rocky Road, Penydarren**
- H35 Former Rugby Club, Ynysfach**
- H36 Pentrebach**

Policy Justification

- 4.1.1 The policy justification in this instance is provided through the spatial priorities of the LDP together with the overall development strategy, which incorporates a requirement to effectively manage future housing growth according to anticipated needs and the capacities available. Policy BW1 and Policy BW13 are also relevant and reference to Appendix 4 is necessary for individual site details.

Related strategic objectives: SO1; SO3; SO6

4.2 **Policy AS2: Housing allocations in the Secondary Growth Area**

During the plan period 2006-2021, land is allocated for the provision of approximately 580 dwellings in the Secondary Growth Area at the following locations as shown on the LDP Proposals Map:-

H43 North of Twynygarreg Road, Treharris

H44 Oaklands, Treharris

H45 Cilhaul, Treharris

H46 Millbrook, Quakers Yard

H47 Ty Llwyd Parc, Quakers Yard

H48 Adjacent to Shingrig Estate, Trelewis

H49 Maen Ganol, Trelewis

H50 Rahber's Corner, Treharris

Policy Justification

- 4.2.1 The policy justification in this instance is provided through the spatial priorities of the LDP together with the overall development strategy, which incorporates a requirement to effectively manage future housing growth according to anticipated needs and the capacities available. Policy BW2 and Policy BW13 are also relevant and reference to Appendix 4 is necessary for individual site details.

Related strategic objectives: SO2; SO3; SO6

4.3 **Policy AS3: Housing allocations in Other Growth Areas**

During the plan period 2006-2021, land is allocated for the provision of approximately 250 dwellings in Other Growth Areas at the following locations as shown on the LDP Proposals Map:-

H37 Mount Pleasant, Troedyrhiw

H38 Rear of Oakfield Street, Aberfan

H39 Former Merthyr Vale Colliery (Project Riverside)

H40 Grays Place, Merthyr Vale

H41 Rear of Pleasant View, Bedlinog

H42 Cwmfelin, Bedlinog

Policy Justification

- 4.3.1 The policy justification in this instance is provided through the spatial priorities of the LDP together with the overall development strategy, which incorporates a requirement to effectively manage future housing growth according to anticipated needs and the capacities available. Policy BW3 and Policy BW13 are also relevant and reference to Appendix 4 is necessary for individual site details.

Related strategic objectives: SO2; SO3; SO6

4.4 Policy AS4: Historic landscape

There will be a presumption in favour of the protection, conservation and enhancement of:-

- ***Gelligaer Common, and***
- ***the main settlement of Merthyr Tydfil***

in accord with their status as Landscapes of Historic Interest in Wales.

The extent of these areas is shown on the LDP Proposals Map and proposals for development will only be permitted where they would maintain or enhance the character and integrity of the landscape.

Policy Justification

- 4.4.1 *Planning Policy Wales* (Edition 3, 2010) requires that local planning authorities take into account information on the *Register of Landscapes of Historic Interest in Wales* in preparing their local development plans and in considering the implications of developments which are of such a scale that they would have more than a local impact on the character of an area on the Register. *The Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process* (2007) also notes that information on the Register should be taken into account when considering developments that are not in themselves large-scale or extensive, but which are of a radical nature likely to cause unacceptable change.

Merthyr Tydfil settlement

- 4.4.2 The main settlement of Merthyr Tydfil is a landscape of outstanding historic interest situated in a natural basin at the head of the Taff valley, containing an internationally renowned iron and coal industrial landscape of the 18th and 19th centuries. The area includes large ironworks and associated coal mining industry remains, waste tips, power and transportation systems, terraced industrial housing, Cyfarthfa Castle ironmaster's house and gardens, and important related historical, religious, literary and political associations.

Gelligaer Common

- 4.4.3 Gelligaer Common is a landscape of special historic interest, which represents an increasingly rare survival in south-east Wales of an area of high upland moor, rich in diverse archaeological resources. This important landscape includes evidence of numerous, distinct settlements and demonstrates continuity of land use and activity from the prehistoric period to the recent past, which incorporates military, civilian and religious themes.

- 4.4.4 The LDP considers these areas to be of significant strategic importance and sets out to protect, conserve and enhance them. Associated designations are shown on the LDP Proposals Map and are based on areas that can be geographically defined and mapped, where the historic character is distinctive from adjoining areas as determined by the range and distribution of surviving archaeological and historical features and the main types of historical land use patterns present. A schedule of landscape designations is included at Appendix 1.
- 4.4.5 The protection of the main Merthyr Tydfil settlement is particularly significant as this is also being advanced as the Primary Growth Area in the LDP's strategy. However, the Council considers that the twin objectives of landscape protection and managed growth can be carried out simultaneously without either being compromised. Indeed, because of the close relationship between the landscape /the environment and the local economy, the successful achievement of one objective often relies on the successful achievement of the other.

LANDMAP interrogation

- 4.4.6 Further local landscape designations were considered as part of the LDP process and extensive interrogation of LANDMAP data was undertaken to ascertain whether potential designations would bring practical benefits to the strategic planning process, and to what extent they could be taken forward as additional tools to influence /reinforce future decisions on planning applications. However, in comparison with the historic landscape designations, it was considered inappropriate to proceed with any further designations as the spatial priorities and settlement proposals of the LDP provide the required certainty on where development proposals will be favoured, and, the Plan's design policies are sufficiently robust having regard to the pressures for development that are likely to arise elsewhere.
- 4.4.7 Whilst it is recognised that the above stance may not necessarily be adopted by other LDPs in the region, it is considered that this is the most appropriate way forward for Merthyr Tydfil given the results of the data interrogation process in line with a common, agreed methodology and the fact that the context /threshold for making relevant and appropriate designations in the County Borough may vary from neighbouring authority areas.

Related strategic objectives: SO5; SO11

4.5 Policy AS5: Green wedges

In order to prevent coalescence between settlements, Green Wedges have been identified at the following locations:-

- ***Heolgerrig /Twyncarmel***
- ***Abercanaid /Pentrebach /Troedyrhiw***
- ***Troedyrhiw /Aberfan***
- ***Trelewis/ Nelson***

The extent of these areas is shown on the LDP Proposals Map and development that prejudices the open nature of the land will not be permitted except in very exceptional circumstances.

Policy Justification

- 4.5.1 The primary purpose of green wedges is to prevent coalescence between settlements. The designation is not made necessarily on the basis of the physical quality of the landscape nor its recreation value, although these are often major factors, but simply to maintain valuable open space.
- 4.5.2 The areas designated have particular importance in maintaining the distinct identities of separate communities and, therefore, complement the function provided by settlement boundaries. Development of an urban nature will not be allowed in green wedges except in very exceptional circumstances. National development control policy within paragraphs 4.7.14 to 4.7.18 of *Planning Policy Wales* (Edition 3, 2010) will be applied alongside Policy AS5. The value of green wedges as local landscape designations is reflected through their delineation on the LDP Proposals Map and their inclusion in the Schedule of landscape and biodiversity designations included at Appendix 1.

Related strategic objectives: SO3; SO5; SO11

4.6 Policy AS6: Local nature conservation designations

Using published scientific criteria, Sites of Importance for Nature Conservation have been designated as shown on the LDP Proposals Map. Applications for development affecting these sites and/or the Cwm Taf Fechan Local Nature Reserve, will not be permitted unless full account has been taken of the relevant features so as to prevent damage to their conservation value. Where appropriate, planning conditions or a planning agreement will be employed to safeguard and/or enhance features, or to provide appropriate mitigation and/or compensatory measures.

Policy Justification

- 4.6.1 Sites of Importance for Nature Conservation (SINCs) are sites of substantive nature conservation value and are the most important places for wildlife outside legally protected land such as Sites of Special Scientific Interest (SSSIs). Their importance is significant in a more localised context than internationally or nationally designated sites but unlike SSSIs, SINC designations are non-statutory. They can however add value to the planning process in appropriate areas where more mainstream planning policies do not provide the necessary protection.

SINC proposals

- 4.6.2 A successful SINC system requires rigorous scientific criteria to enable sites to be identified. The criteria used for the LDP are the *Criteria for the Selection of Sites of Importance for Nature Conservation in the County Borough Councils of Caerphilly, Merthyr Tydfil and Rhondda-Cynon-Taff (Mid Valleys Area)* (2008) which have resulted in 60 areas being designated across the LDP area for their particular local nature conservation interest. All SINCs are shown on the LDP Proposals Map and are also listed at Appendix 1. A SINC Survey Summary Report has also been produced as supporting documentation to the Plan.
- 4.6.3 The distribution of SINCs accords with the spatial priorities of the LDP and in making planning and development decisions, the Council will afford appropriate weight to SINCs in order to secure the well-being of individual features and to maintain or enhance the character and integrity of the wider designation. SINCs are not intended to unduly restrict acceptable development - rather, their primary role is to ensure that development proposals affecting a SINC site receive proper consideration at the planning application stage.

Development affecting SINCs

- 4.6.4 In the cases where landowners are not currently aware of SINC designations, the presence of a SINC in a proposed development site will usually be identified during a pre-application enquiry to the Council. At that stage, the extent and type of development will be considered against the features of the SINC and requirements for ecological survey and assessment work will be identified to the planning applicant. Advice will be given on the extent and scope of work required in order to help inform the Council's final planning decisions.
- 4.6.5 The above policy is intended to apply to development proposals affecting all sites with non-statutory nature conservation designations. For this reason, it is also relevant to the existing Cwm Taf Fechan Local Nature Reserve, which is managed by the Council.

Related strategic objectives: SO5; SO11

4.7 Policy AS7: Waste management facilities – locations of choice

The LDP adopts a hierarchical approach to waste management whereby the preferred option is waste minimisation /avoidance; followed by product re-use; then recovery, firstly through recycling and composting and secondly through energy from waste; and finally, safe disposal.

Using regional search criteria, the following locations are identified in order to help meet regional and local waste management needs:-

- ***B2 employment sites – as areas of search for appropriate waste management facilities to meet the estimated land requirement of up to 3.2 hectares.***
- ***Trecatty – safeguarded for continued necessary landfill of residual and unavoidable wastes.***

Where new waste facilities fall outside B2 employment sites, applicants will be required to demonstrate why these identified areas of search are unsuitable for the development proposed.

Policy Justification

- 4.7.1 The land use planning framework for the sustainable management of waste including the recovery of resources is provided by the *South-East Wales Regional Waste Plan 1st Review* (2008), which has been prepared in accordance with the provisions of TAN 21: Waste (2001). These documents require that sufficient and appropriate waste management facilities are put in place to achieve Landfill Directive targets by 2013 and that, in doing so, a hierarchical approach to waste management is followed, incorporating the best practical environmental option.
- 4.7.2 The LDP takes forward the two primary elements embedded in the Regional Waste Plan 1st Review (i.e. the Technology Strategy and the Spatial Strategy) in deciding what additional waste management facilities are required in Merthyr Tydfil and where they should be located.

In-building facilities - B2 employment sites

- 4.7.3 Policy AS7 sets out the locations of choice for the siting of new in-building waste management facilities in the County Borough in order to help realise the Preferred Options of the Regional Waste Plan Technology Strategy. All such areas are shown on the LDP Proposals Map as Areas of Search for Waste Management Facilities and are listed at Appendix 7.
- 4.7.4 B2 'general industrial' employment sites are widely acknowledged to be suitable locations for the new generation of in-building waste management facilities. The Regional Waste Plan's Spatial Strategy estimates that the total land area required in Merthyr Tydfil for new in-building facilities by 2013 ranges from between 1.1 to 3.2 hectares depending on the type of waste management/resource recovery facility involved. There is, however, approximately 21.22 hectares of new B2 'general industrial' employment land allocated within the LDP which is considered sufficient to allow both choice and flexibility to the waste management industry and to meet the County Borough's future employment needs. For additional choice and flexibility, existing class B2 'general industrial' employment sites are also identified as areas of search for waste management facilities.
- 4.7.5 Whilst the Plan gives an 'in principle' commitment to new facilities being established, it is acknowledged that actual provision must be subject to the most rigorous evaluation. As such, development proposals for new and expanded in-building waste management facilities will also be assessed against criteria-based policy TB10.

Open-air facilities

- 4.7.6 No new land allocations for open-air facilities, which serve municipal waste streams, have been made within the Local Development Plan due to collaborative arrangements with other local authorities. For instance, the Authority is currently working in partnership with Rhondda Cynon Taff County Borough Council to secure waste treatment facilities that will process municipal waste, including green waste, for both local authorities. Following an earlier evaluation of potential sites, it is anticipated that these waste treatment facilities will be accommodated at a preferred location within Rhondda Cynon Taff.
- 4.7.7 Unforeseen development proposals for open-air waste management facilities that serve other waste streams will be assessed against criteria-based policy TB10.

Trecatty landfill

- 4.7.8 Trecatty landfill at Dowlais Top continues to form the principal destination for much of the residual and unavoidable waste generated in Merthyr Tydfil. As a regional open-air waste management facility, the site also imports material from certain neighbouring authorities in accord with the best practical environmental option and the proximity principle. The current Waste Management Licence permits the disposal of household waste together with industrial and commercial wastes including residual treated solid waste. The site has a remaining capacity of 7Mm³, which gives a life expectancy to 2022-2024 depending on the level of input.

Related strategic objectives: SO3; SO5; SO7

4.8 Policy AS8: Replacement civic amenity site

Land has been identified east of Treharris at a location shown on the LDP Proposals Map in order to provide a new and expanded civic amenity facility for the southern County Borough.

Policy Justification

- 4.8.1 As part of its drive to increase recycling rates, the Council operates an extensive kerbside collection scheme and has a network of recycling banks in place whereby members of the public can deposit paper, glass and certain metals at any one of 4 different bring sites. In addition, there are civic amenity sites at Dowlais and Aberfan, which offer facilities for the deposit of a greater range of domestic and garden waste.
- 4.8.2 With the Aberfan civic amenity facility being due for displacement as part of the Project Riverside development, alternative locations have been explored to serve the southern part of the County Borough. A suitable site has been identified for a new and expanded facility on land east of Treharris. This site is both accessible and well related to (but distanced from) residential areas, which should ensure increased usage compared to the existing location.
- 4.8.3 As civic amenity sites do not allow for the deposit of certain products, the Council will maintain its collection service for fridges, oil, batteries, scrap and other similar materials. Part of the Pengarnddu business/ employment site will continue to accommodate businesses that undertake salvage operations and process items such as tyres and vehicles.

Related strategic objectives: SO5; SO8

4.9 Policy AS9: Strategic highway improvement

Land will be safeguarded from development where it would prejudice the implementation of the A465 (T) strategic highway improvement scheme.

Policy Justification

- 4.9.1 The highway strategy of the LDP is set out within the context of the *Regional Transport Plan* (2009) and the *Local Transport Plan* (2000) which seek to ensure that an effective and readily accessible road system is provided and maintained as a fundamental part of an integrated network of national transport infrastructure.
- 4.9.2 In Merthyr Tydfil, the ***strategic highway routes*** are:-
- the A 470(T), which runs in a north-south direction throughout the entire length of the County Borough.
 - the A 465(T), which runs east-west across the head of the Taff Valley.
 - the A 4060(T), which provides a direct connection between the A 470(T) and the A465(T) on the eastern flank of the main Merthyr settlement.

4.9.3 The LDP anticipates that the strategic highway network will continue to play a crucial part in improving overall levels of accessibility and promoting sustainable economic growth in the County Borough. Dualling of the section of the A465(T) between Abergavenny and Hirwaun has long been identified as a strategic highway improvement scheme by the National Assembly for Wales. It is considered that upgrading this important route is fundamental in achieving successful regeneration in the Heads of the Valleys and is especially important for Merthyr Tydfil if its role as the key primary settlement in that area is to be fully realised.

4.9.4 The section of the A465(T) that traverses the County Borough will be improved through the construction of an additional carriageway. The road will continue to follow the line of the existing route with only marginal widening to the north or south and improved intersections with other highways. Appropriate land will be safeguarded from development where it would have the effect of prejudicing this scheme.

Related strategic objectives: SO4

4.10 Policy AS10: Core highway network improvements

Land will be safeguarded from development where it would prejudice the implementation of the following improvements to the core highway network as shown on the LDP Proposals Map:-

- 1. Aberfan - Merthyr Vale Link (T1)***
- 2. Pentwyn Road, Quakers Yard (T2)***
- 3. Dualling of A472 at Fiddlers Elbow (T3)***

Policy Justification

4.10.1 In Merthyr Tydfil, the **core highway network** comprises:-

- the A 4054 which runs north-south from Cefn Coed through the Merthyr main settlement to Quakers Yard.
- the A 4102 which runs east-west from Mountain Hare to Castle Park, again, via the Town Centre.
- the A472 cross valley link (only a small section of this road falls within the County Borough boundary at Fiddlers Elbow).
- the B4285 which runs north-south on the Taff Valley floor between Troedyrhiw and Merthyr Vale.
- the B4255 which links Bedlinog to Trelewis in the Taf Bargoed

4.10.2 The Council recognises the requirement for selective improvement to the core highway network in order to establish a more effective and efficient road system and to improve local environmental, amenity and safety conditions. Consequently, as part of the LDP, land will be safeguarded as follows where development might prejudice such improvements taking place:-

Aberfan - Merthyr Vale Link

- 4.10.3 This proposal is designed to knit the two communities of Aberfan and Merthyr Vale together more effectively and to provide better access to development proposals on the former Merthyr Vale Colliery site (Project Riverside). The scheme would also provide environmental relief to Aberfan where the existing street pattern is narrow and on-street parking contributes toward congestion. The land formation to allow construction of this link has already been provided as part of the Merthyr Vale Colliery land reclamation scheme although precise highway details remain to be determined.

Pentwyn Road, Quakers Yard

- 4.10.4 It is proposed to widen the existing unclassified Pentwyn Road, a bus route which links the communities of Nelson and Quakers Yard. The existing carriageway varies in width being only 4 metres at its narrowest. Visibility is poor and there are very limited facilities for pedestrians. It is intended to construct the carriageway to a width of 7.3 metres together with a 1.8 metre footway throughout on the eastern side.

Dualling of A472 at Fiddlers Elbow

- 4.10.5 Although this project is not currently a priority, land will be protected from development in the vicinity of Fiddlers Elbow so as not to prejudice the future implementation of a scheme to upgrade the Mid Valleys highway corridor.

Related strategic objectives: SO4

4.11 Policy AS11: Public transport – rail

Development proposals that lead to the improvement of passenger rail services to/from Merthyr Tydfil will normally be supported including:-

- 1) upgrading track and signalling***
- 2) increasing frequency and speed of service***
- 3) improving station facilities and environments at Quakers Yard, Merthyr Vale, Troedyrhiw and Pentrebach***
- 4) expanding rail feeder bus services, particularly to /from Taff Bargoed***
- 5) providing a comprehensive range of passenger information.***

Policy Justification

- 4.11.1 The County Borough is currently served by a single track passenger railway with intermediate, unstaffed stations at Quakers Yard, Merthyr Vale, Troedyrhiw and Pentrebach. The terminus at Merthyr Tydfil, which is staffed for part of the day, is the start /end point for the hourly service to Pontypridd and Cardiff.
- 4.11.2 The upgrading, improvement and promotion of services as detailed in the policy above is seen as particularly important in encouraging car based commuters to consider an alternative means of transport for their journeys to work especially along the A470(T) corridor. The land use implications arising from improvements to the passenger rail network will be supported by the Council providing that detailed planning considerations can be met.

- 4.11.3 Preliminary investigations have indicated that the introduction of a passenger rail service to/from Taff Bargoed may be feasible in future. However, the line, which currently only carries mineral traffic, would require significant investment to facilitate the reintroduction of a regular passenger service and would need to demonstrate a consistent and appropriate level of patronage in order to be considered viable. Therefore, the Council accepts that, during the LDP period, a rail feeder bus service is the most cost effective way of ensuring the communities of Taff Bargoed continue to be part of an integrated passenger transport network and this position is supported through the provisions of Policy AS11 above.

Related strategic objectives: SO4; SO8

4.12 Policy AS12: Public transport - road

Development proposals that lead to the improvement of bus services in the County Borough will be supported. The remodelling of Merthyr Tydfil Central Bus Station will be supported as part of town centre regeneration.

Policy Justification

- 4.12.1 The above policy complements Policy BW11 and aims to provide an accessible bus network throughout the County Borough as a realistic alternative to the use of the private car. This is especially important as, in Merthyr Tydfil, the proportion of households with no car is higher than the Wales and the UK average at 44 per cent. Reliance on public transport is therefore relatively high.
- 4.12.2 The County Borough Council already subsidises certain services that are not seen as commercially viable by Merthyr's private bus operators. Such services are deemed to be socially necessary by the Authority and tend to be evening and Sunday operations.
- 4.12.3 In the town centre, it will be necessary to provide a bus station of sufficient quality and capacity to meet likely future demands. It is therefore proposed that the facilities presently available be improved through the remodelling/reconstruction of the existing site. Whilst a new bus station could be provided in its own right, it is much more likely to be provided as part of a wider development scenario utilising vacant land to the immediate west. In respect of the latter, opportunities exist for a combined transport /retail development and cross-reference to Policy AS20 (retail allocations) is relevant in this regard.

Related strategic objectives: SO4; SO8

4.13 Policy AS13: Life-long learning facilities

Land use allocations have been made on the LDP Proposals Map in order to support the delivery of life-long learning improvements as follows:-

- ***the expansion of campus facilities at the University of Glamorgan (Merthyr Tydfil) (LL1)***
- ***the construction of a new Welsh language primary school at Penyard (LL2)***
- ***the construction of a new primary school at Aberfan (LL3)***

The relocation of Cyfarthfa Lower School to Cae Mari Dwn will also be supported.

Policy Justification

- 4.13.1 The Council considers that raising standards of education will be a major factor in making Merthyr Tydfil a more desirable place in which to live and will help facilitate the process of regeneration through providing increased future demand for quality accommodation, services and facilities.

University campus

- 4.13.2 In 2006, Merthyr Tydfil College became affiliated to the University of Glamorgan as part of a move to increase the number and diversity of courses available. The Council fully supported this move as it helped fulfil particular Council priorities relating to:-

- Increasing life-long learning opportunities
- Providing much needed local skills and training
- Improving prospects for the local job market
- Facilitating regeneration.

- 4.13.3 Therefore, in order to help maintain recent momentum and derive greater benefits from a university presence in the town, the LDP has allocated land as shown on the LDP Proposals Map in order to support the required improvements. Though the exact nature of expansion remains to be finalised, the Plan offers 'in principle' support for the establishment and promotion of a 'Merthyr Learning Quarter' the need for which will arise from:-

- the setting up of a sixth form tertiary college
- enhanced opportunities for vocational training
- 'natural' growth resulting from successful realisation of the LDP's strategy.

- 4.13.4 The Council's priorities for putting the physical infrastructure in place to deliver a modern and effective schools service is provided through the *School Organisation Plan* (2004) and will be taken forward in future through the Children and Young People's Plan (2008). As part of the drive to ensure improved opportunities for Welsh language education in Merthyr Tydfil, a new facility for Ysgol Santes Tudful primary school will be provided at a site in Penyard during the first part of the plan period.

Schools

- 4.13.5 The need for a new primary school at Aberfan arises from the reorganisation of primary and secondary education to deliver long-term improvements across the County Borough. The new school, which will be provided during the first part of the plan period, will also help facilitate the regeneration of Aberfan and Merthyr Vale as part of the Project Riverside development.

- 4.13.6 The relocation of Cyfarthfa Lower School to Cae Mari Dwn is a long-standing commitment of the Council owing to the inappropriate nature of Cyfarthfa Castle for continued educational use. It is considered that bringing together both Upper and Lower Schools on a single site will help deliver resource efficiencies as well as freeing up a large proportion of Cyfarthfa Castle for leisure and tourism related uses as set out at LDP Policy AS15.

Related strategic objectives: SO1; SO2; SO3; SO8

4.14 Policy AS14: Employment allocations in the Primary Growth Area

During the plan period 2006-2021, land is allocated for employment purposes in the Primary Growth Area at the following locations as shown on the LDP Proposals Map:-

- ***E4 Goatmill Road***
- ***E5 Ffos-y-Fran***
- ***E6 Rhydycar***
- ***E8 Car Park, Hoover Factory***

Policy Justification

- 4.14.1 The justification for the above policy is provided through the spatial priorities of the LDP together with the overall development strategy, which incorporates a requirement to effectively manage future employment growth according to anticipated needs and the capacities available. Policy BW1 and Policy BW14 are also relevant and reference to Appendix 5 is necessary for individual site details.

Related strategic objectives: SO1; SO3; SO7; SO8

4.15 Policy AS15: Key contributors to the Valleys Regional Park

Land required for development of the Cyfarthfa Heritage Park and Parc Taf Bargoed is safeguarded as shown on the LDP Proposals Map. Development proposals that enhance the strategic leisure and tourism potential of these areas as part of the Valleys Regional Park concept will be favoured subject to satisfying other relevant policies of the LDP.

Policy Justification

- 4.15.1 The Heads of the Valleys area offers unique opportunities for outdoor activity and heritage tourism. The investment priorities of the Heads of the Valleys Partnership supports these themes and aims to promote the region's industrial, cultural and social heritage alongside outdoor activities (including extreme sports) as the key to unlocking the tourism potential of the area, thus acting as a further catalyst to its economic development and regeneration.
- 4.15.2 Owing to its strategic location, physical environment and historical past, the County Borough has considerable further potential to develop as a visitor/tourist destination. The Council, as a strategic partner, has prioritised two project areas to benefit from future Heads of the Valleys investment, namely, Cyfarthfa Park and Parc Taf Bargoed.

Cyfarthfa Heritage Park

- 4.15.3 Cyfarthfa Castle, along with its gardens, has long been Merthyr's leading leisure attraction as well as a popular destination for tourists. The Council intends that Cyfarthfa will continue to be the focus for leisure and tourist related development in future but that opportunities for the local community and visitors alike be increased in order to maximise the County Borough's potential for activity and heritage tourism.

- 4.15.4 Cyfarthfa Castle is an iconic former ironmaster's house built in 1825. It is a Grade I listed building set in a 60ha Grade II registered park and garden. Acquired by Merthyr Council in 1910, the castle today serves the dual function of a school and museum whilst the character of the historic park has been altered to more closely resemble a municipal facility.
- 4.15.5 Whilst secured funding should ensure the Castle's ongoing strategic heritage role, potential exists for much more to be done in order to improve the public's interpretation and appreciation of Merthyr Tydfil's industrial past. In particular, over the long-term, there is a need to re-establish the important physical link between the Castle and the remains of the Cyfarthfa Iron Works and to promote them as a single heritage destination that reflects their combined international importance.
- 4.15.6 The starting point for achieving this is to define and safeguard a 94ha heritage site as shown on the LDP Proposals Map. Designated the Cyfarthfa Heritage Park, the site encompasses important elements of the former Cyfarthfa Ironworks landscape where the restoration of the integrity of that landscape can be achieved. Key features will continue to be protected and used as a core focus for future heritage tourism. Extensive environmental improvement is required but has considerable potential to revitalise and regenerate Merthyr Tydfil by providing extensive leisure and tourism opportunities in line with the Council's Vision.

Parc Taf Bargoed

- 4.15.7 Following the colliery closures in the early 1990s, the *Taff Bargoed Strategy* aimed to restore the economic base of the Taff Bargoed Valley by:-
- developing community owned enterprises, taking advantage of the valley's ability to cater for outdoor pursuits and alternative sports;
 - providing environmental improvements, taking advantage of opportunities for trade from tourism;
 - creating jobs for the local population linked to the training and development of young people;
 - providing increased leisure opportunities through the provision of a 50 hectare community park.
- 4.15.8 Parc Taf Bargoed now occupies the combined sites of the former Deep Navigation Colliery, the former Taff Merthyr Colliery and the former Trelewis Drift Mine, being situated on the flat valley floor of the Lower Nant Cwm Bargoed. This linear, 3-kilometre park contains a quality, reclaimed environment with extensive water and ecological features together with replanted broadleaf woodlands. The extent of the park is delineated on the LDP Proposals Map.
- 4.15.9 The most recent *Taff Bargoed Regeneration Strategy* (2006) builds on the successes of the original Strategy and, in aiming to improve the social, economic and environmental conditions of the valley, identifies several opportunities around tourism and environmental enhancement. One of the most significant opportunities arises from Parc Taf Bargoed which the Council values as an important resource in maintaining regeneration momentum across the County Borough and a means of helping to unlock the tourism potential of the wider region as part of the Valleys Regional Park concept.

- 4.15.10 Recently secured funding will help deliver capital improvements that increase usage through physical improvements to existing facilities, and will also assist in the development of a comprehensive programme of events. Ultimately, it is intended that the whole of the Taff Bargoed Valley establishes itself as a first class centre for short break and activity based holidays. Outdoor pursuits and alternative sports such as mountaineering, climbing, caving and canoeing will be supported in principle with an emphasis on providing 'access for all.
- 4.15.11 The possibility of improving public transport links to the area, particularly through the introduction of a rail feeder bus service, is seen as important to enhancing overall levels of accessibility and ensuring the success of Council policy, which seeks to develop sustainable tourism as one of its key strategic priorities.

Related strategic objectives: SO7; SO9; SO11

4.16 Policy AS16: New leisure development

Land required for the completion of a major leisure development at Rhydycar (L1) is delineated on the LDP Proposals Map. Development proposals that enhance the leisure potential of this site will be supported subject to satisfying other relevant policies of the LDP.

Policy Justification

- 4.16.1 For many years, the Council has sought to bring a wider variety of contemporary leisure opportunities to the County Borough. By delivering a broader choice in the facilities and pastimes available, the Council intends to demonstrate its commitment to increasing the community's participation in physical activity and securing improvements in lifestyle and health. It also intends to make the County Borough a more sustainable place to live with facilities worthy of 21st Century expectations.
- 4.16.2 A land allocation has been made at Rhydycar which measures 9.60 hectares. The site is strategically located on one of the main approaches to the town centre, is highly accessible, being situated adjacent to the strategic highway network, and is close to all major public transport facilities. It therefore has an extensive catchment area and has the potential to develop a regional leisure role during the LDP period.
- 4.16.3 Physical redevelopment of the leisure centre and the adjacent playing fields commenced in 2007 following the granting of outline planning consent. On completion, the site will provide a state-of-the-art swimming pool, a gymnasium/fitness centre, an 8-screen cinema, a hotel, and a number of restaurants. Detailed proposals to complete the early redevelopment of this site will be favoured so that Rhydycar not only offers a wider range of sports and fitness-based activities for all abilities, but also provides more commercially orientated leisure and entertainment opportunities serving the Heads of the Valleys.

Other major leisure proposals

- 4.16.4 As part of the process of preparing the LDP, the Council commissioned a Retail & Commercial Leisure Capacity Study (2008) to help ascertain the likely need for further commercially based leisure opportunities to be established in the County Borough during the plan period. Whilst the study concluded that there will be little need for further facilities over and above those schemes allocated in the LDP, the Council recognises that proposals may still come forward for new or replacement facilities as part of the development process.

- 4.16.5 Developers proposing major commercial leisure developments on land unallocated by the Plan are directed to adopt a sequential approach in their selection of sites as set out in *Planning Policy Wales* (Edition 3, 2010) paras 10.2.9 to 10.2.13, with first priority being given to suitable town centre sites where land or buildings for conversion are available; then edge of centre sites and, finally, out of centre sites in locations accessible by a variety of means. This is to avoid such facilities being developed at locations outside of existing centres where the commercial advantages of large scale, purpose built facilities and extensive car parking might exist but where there is little or no contribution to regeneration or maintaining the vitality and viability of existing centres or reducing the need to travel and levels of dependency on the car.

Related strategic objectives: SO1; SO7; SO8; SO9

4.17 Policy AS17: New outdoor sport/play space

In providing for well-located sport, recreation and leisure facilities including meeting Fields in Trust standards on the provision of usable and accessible outdoor sport and play space, the LDP requires that additional provision be made on-site as part of the following new housing developments as shown on the Proposals Map:-

- ***Heolgerrig (site allocation H12)***
- ***Georgetown (site allocation H16)***
- ***Gurnos (site allocation H19)***
- ***Penydarren (site allocation H22)***
- ***Penyard (site allocation H26)***
- ***Twynyrolyn (site allocation H29)***
- ***Former Mardy Hospital (site allocation H30)***
- ***Abercanaid (site allocation H33)***
- ***Trelewis (site allocation H48)***

Policy Justification

- 4.17.1 The above policy requires that new outdoor sport /play space is provided as part of certain new housing developments in the County Borough. For the purposes of the LDP, 'play' is taken to mean those activities defined in the Welsh Assembly Government's *National Play Policy* (2002) which recognises the need for varied play facilities to meet community needs.
- 4.17.2 The need for new facilities is based on the findings of the Council's Open Space Assessment undertaken as part of the LDP process in accord with advice contained at Paras 2.1 and 2.2 of *Technical Advice Note 16: Sport, Recreation and Open Space* (2009), which requires that local planning authorities provide a framework for well-located sport, recreation and leisure facilities that are accessible to all. The Assessment indicates where deficiencies, both qualitative and quantitative, currently exist per thousand head of population, and in conjunction with the policies and proposals of the LDP, will form the basis for the *Merthyr Tydfil Open Space Strategy* currently being prepared by the Council in partnership with stakeholders and the local community, taking into account the findings of the *Heads of the Valleys Greenspace Provision Report* (2007).

- 4.17.3 The requirement for developers to provide new facilities reflects the LDP's intention to meet nationally recognised standards set by Fields In Trust (the six acre standard) and the Countryside Council for Wales in its *Toolkit for Assessing Accessible Greenspace* (2006).

Facility provision

- 4.17.4 Planning obligations required as part of the granting of residential planning permission on the above sites should ensure increased coverage in the most deprived areas through new on-site provision. This will be complemented elsewhere through the seeking of financial contributions to be secured in line with the provisions of the Council's draft *Recreation and Open Space Strategy – Developer Contributions* (2006). These contributions will be used to fund improvements to existing facilities which often suffer from vandalism, sub-standard drainage and poor access, and to increase overall levels of availability against the background of a significant increase in the County Borough's population as proposed by the LDP.
- 4.17.5 Reference to Policy BW17 on Securing Community Infrastructure Benefits and the LDP's Schedule of Housing Sites and Anticipated Planning Obligations for Community Infrastructure Provision (at Appendix 4) will be necessary in each instance.
- 4.17.6 The above policy does not require the provision of new on-site playing fields as the size of the respective developments does not allow for this. In any case, the Council's priority is to improve the quality and availability of existing playing fields before providing new.

Future maintenance

- 4.17.7 In ensuring that the policies and proposals of the Plan are realistic and achievable, regard has been given to the ability of the Council to fund the continued maintenance of all facilities in the long-term and, in this respect, the Council has a clear preference to provide a smaller number of good quality facilities at the outset, rather than a larger number of poorer quality facilities.

Related strategic objectives: SO8; SO9

4.18 Policy AS18: Retail hierarchy

Merthyr Tydfil Town Centre is the favoured location for retail development, being situated at the head of a retail hierarchy and being followed by the local centres of Dowlais, Gurnos, Cefn Coed, Brecon Road/Morgantown, Troedyrhiw, Aberfan and Treharris. Proposals for new and enhanced retail provision in all these centres will be permitted where they improve the vitality and viability of the centre(s) concerned.

Outside the above centres, proposals will be subject to an assessment of need and a strict application of the sequential test. Proposals will then only be permitted where they avoid causing harm to town/local centre vitality and viability.

Policy Justification

- 4.18.1 The retail policies of the LDP are based on the findings of the Merthyr Tydfil Retail & Commercial Leisure Capacity Study (2008) that was undertaken as part of the plan preparation process. Policies are also based on the requirement to protect the vitality and viability of traditional shopping areas whilst recognising that complementary facilities will still be required at other locations in order that the County Borough secures and maintains a contemporary and competitive retail offer.
- 4.18.2 In order to meet future retail needs in a co-ordinated and sustainable manner, a hierarchy of retail centres has been established. At the top of the hierarchy is Merthyr Tydfil Town Centre (a regional facility), followed by seven local centres distributed throughout the County Borough. Three out-of-centre retail parks at Cyfarthfa, Pengarnddu and Pentrebach also exist but do not fall within the defined hierarchy.
- 4.18.3 Proposals for new or enhanced retail provision will normally be directed towards Merthyr Tydfil Town Centre, with each of the local centres also being considered favourably where the proposals would have the effect of improving the vitality and viability of those centres. Outside this, proposals will be subject to an assessment of need and a strict application of the sequential test as set out in *Planning Policy Wales* (Edition 3, 2010).
- 4.18.4 Overall, it is intended to improve the County Borough's retail offer but focus the majority of retail developments within traditional and established shopping centres, which tend to be accessible by more sustainable means and by a broader cross section of the community. The established out of centre retail parks will continue to be considered for specific types of stores whose location in traditional shopping centres is not possible or inappropriate. Such stores might include bulk non-food retailers. However, proposals will be subject to an assessment of need and a strict application of the sequential test in common with other retail proposals outside the defined hierarchy.

Related strategic objectives: SO1; SO2; SO7

4.19 Policy AS19: Merthyr Tydfil Town Centre

The Town Centre boundary is defined as shown on the LDP Proposals Map. Development proposals will be supported where they maintain or enhance the retail, business, leisure, tourism, entertainment, arts, and cultural functions of the centre particularly with regard to improving its viability and attractiveness.

In order to protect the vitality and viability of the Primary Shopping Area, proposals for changes of use to ground floors of class A1 retail premises will only be permitted where:-

- ***the proposal is for class A2 or class A3 retail use;***
- ***the proposal does not lie adjacent to a non-A1 retail unit;***
- ***the proposal does not involve an A1 retail unit with a frontage length of 10 metres or more, or a corner retail unit; and***
- ***the proportion of A1 retail units will not be less than 83 per cent of the total number of commercial premises in the Primary Shopping Area.***

Policy Justification

- 4.19.1 The Council recognises the significant contribution made by Merthyr Tydfil Town Centre to the ongoing regeneration of the County Borough. Since 2005, over £9m of new investment has taken place as part of town centre regeneration initiatives including award winning public realm improvements; enhancements to the central river corridor; improvements to the town's principal gateways and approaches; and improved signage coupled with better links to local heritage and amenities. Significant capital infrastructure improvements have been complemented by revenue investment, which together have resulted in an overall increase in the amount of retail floorspace present, an increase in the number of retail outlets available, and an increase in visitor numbers / town centre footfall.
- 4.19.2 The LDP seeks to maintain a strong, attractive and dynamic town centre that is highly accessible and offers a good degree of choice, and quality services and facilities. The Plan acknowledges the town centre has a proven development potential and a capacity for further growth, but importantly, that it also benefits from willingness for positive change through a well established Town Centre Partnership and Chamber of Trade. Consequently, the town centre should:-
- be a major attraction in retaining population and encouraging new people to move into the County Borough;
 - offer a full range of shops and services thus encouraging multiple trips and minimising car dependency;
 - be the catalyst for encouraging the birth and growth of small business;
 - be used to capitalise on Merthyr's associations with the past;
 - see the re-use of empty space and vacant properties (particularly key buildings) and seek to benefit from the recent refurbishment of its environs.

Retail uses

- 4.19.3 The town centre is one of the main shopping destinations in the Capital Network Zone of south-east Wales. Ranking alongside Bridgend, Merthyr Tydfil is secondary only to the national centres of Cardiff, Swansea and Newport in the shopping floorspace hierarchy.
- 4.19.4 In accord with the continuing momentum towards establishing more sustainable shopping patterns, the LDP seeks to ensure that the town centre remains the preferred shopping destination for the people of the County Borough. The Plan is facilitating further opportunities for new retail development within the town centre boundary (see Policy AS20) and envisages the continued improvement of services and facilities so that only periodic trips remain necessary to retail centres elsewhere.
- 4.19.5 Whilst the town centre is for the most part trading successfully, the Council considers that further new development and environmental improvements must occur if the potential to attract further expenditure is to be realised. In the longer term, larger scale redevelopment must take place if the centre's position in the retail hierarchy of south-east Wales is to be maintained. Particularly, the Retail & Commercial Leisure Capacity Study has identified that St. Tydfil's Square Shopping Centre is in need of redevelopment, not only to improve its physical attractiveness, but also to allow for an intensification of uses and the construction of modern, larger footprint stores.

Protecting the retail function of the Primary Shopping Area

- 4.19.6 The Primary Shopping Area is defined as those frontages on both sides of High Street between John Street in the north and Swan Street in the south together with properties in Victoria Street, Market Square, Beacons Place and the St. Tydfil's Square Shopping Centre. The area, which is shown on the LDP Proposals Map, is largely pedestrianised with most of the major multiple retailers being located here.
- 4.19.7 The vitality of primary shopping areas can sometimes be compromised by the proliferation of non-primary retail uses such as food and drink outlets, offices, professional services and amusement arcades. It is considered that the present mix of uses in Merthyr's primary shopping area is finely balanced and that loss of retail uses over the plan period could lead to a detrimental effect on the area's main retail function. Whilst it is acknowledged that certain non-primary uses can generate pedestrian movement in their own right and may contribute to an area's vitality and viability (particularly outside usual shop opening times), frontages with little or no display can often detract from the shopping environment.
- 4.19.8 Whilst the LDP does not seek to prevent changes of use taking place, it does seek to ensure that the cumulative effect of such proposals is not to disperse retail activities nor erode the overall character and function of the Primary Shopping Area.

Other uses

- 4.19.9 The Council acknowledges the town centre's role in the economic and social life of the community and is committed to enhancing its diversity of activity. In addition to its retail function, the town centre, together with the adjacent Rhydycar leisure site, will be promoted as the principal focus for commercial leisure and entertainment pastimes across the County Borough and beyond.
- 4.19.10 The LDP recognises the centre's regional role together with the scope that exists to reinforce this role by developing evening cultural pursuits and creating additional arts, tourism, leisure and entertainment employment in line with the sequential approach. Utilising vacant and under-used town centre space and premises is seen as fundamental to this approach and should pay particular regard to those buildings of key architectural and historic importance whose poor condition detracts from the street scene and the general attractiveness of the centre. Though their future improvement lies beyond the direct influence of the LDP, the Plan will, wherever possible, support appropriate development proposals, including residential, to bring these properties back into beneficial use.

Car Parking

- 4.19.11 LDP policy sets out to secure easy access to all the town centre's services and facilities by the most sustainable means. This entails the promotion of an energy-efficient land use /transportation strategy which includes an accessible public transport network, but also means providing adequate public parking where there remains no realistic alternative to the use of the private car.

4.19.12 It is acknowledged that opportunities for town centre parking at certain times of the day are sometimes insufficient to readily cater for demand and that there is a need for provision to be improved. The LDP recognises there is potential to develop a new multi-storey car park within the town centre boundary, particularly, on the site of the existing Castle Car Park. Such development would provide opportunities to concentrate parking in a modern, secure environment whilst reducing the number of vehicles driving around the town centre searching for a space in surface-level car parks.

4.19.13 Whilst there are currently no definitive plans to provide a multi-storey car park, it is envisaged that new parking provision will come forward as an integral part of wider town centre redevelopment over the longer term, allied to other uses.

Related strategic objectives: SO1; SO3; SO4; SO7; SO8; SO9

4.20 Policy AS20: Retail allocations

During the plan period 2006-2021, land is allocated for retail development at the following location as shown on the LDP Proposals Map:-

- ***Merthyr Tydfil Central Bus Station (R1)***

Policy Justification

4.20.1 As an integral part of the LDP process, the Council commissioned a Retail & Commercial Leisure Capacity Study to ascertain the likely future retail requirements of the County Borough. This assessment concludes that, whilst there is currently a very good level of convenience goods expenditure retention within Merthyr Tydfil, taking into account the LDP's strategy for enhanced growth, an additional 789 sq. metres (net) of convenience retail floorspace is likely to be required by 2021.

4.20.2 It is envisaged that the requirement for additional convenience floorspace is sufficiently small to be met through the provision of one small supermarket, or a range of local provision, or a store extension in accord with the sequential test and, consequently, the LDP does not make specific allocations in this regard.

4.20.3 In terms of comparison goods, and taking into account existing retail commitments through planning consents granted on land adjacent to Merthyr Tydfil Central Bus Station and land at Swansea Road, there is no requirement for additional floorspace over the plan period. This takes into account the fact that occasional visits to other centres, principally Cardiff, will remain an integral part of a regional retail scenario.

4.20.4 Whilst the Council is accepting of the above, it also considers that during the lifetime of the Plan, it will be desirable to retain a greater proportion of net out-flowing expenditure. This being the case, the Retail and Commercial Leisure Capacity Study concludes that between 660 and 4000 sq. metres (net) of new retail floorspace will be required for comparison goods by 2021, depending on which retention scenario the LDP sets out to follow. 660 sq. metres equates to a 0% increase (constant retention rate), whilst 4000 sq. metres equates to a 2% increase.

- 4.20.5 Taking into account economic circumstances at the time of writing, the Council considers that a 1 percentage point increase in the retention rate is the most appropriate to achieve, and that this equates to a requirement for approximately 2300 sq. metres (net) floorspace to be provided. An allocation of 5300 sq. metres (gross) has been made at Merthyr Tydfil Central Bus Station, which provides the opportunity for approximately 3700 sq. metres (net) retail floorspace. As approximately 1400 sq. metres of this site already benefits from extant retail planning permission, the allocation serves to provide 2300 sq. metres (net) i.e. the entire additional floorspace required. An appropriate scheme would entail remodelling the existing, outdated facility in order to assist in the delivery of public transport improvements as set out in Policy AS12, and would help to realise one of the key aspirations for the area set out in the *Merthyr Tydfil Town Centre Strategic Review* (2009).
- 4.20.6 Whilst the Council considers it unrealistic to achieve a higher retention rate at this time, there remains an aspiration for this to be achieved over the plan period subject to improvements in the economic climate and the progression of town centre regeneration / redevelopment as set out at Para. 4.19.5. Particularly, it is recognised that opportunities exist for new retail floorspace to be provided at the site of the Hollies Health Centre upon cessation of activities during the mid part of the plan period. Furthermore, that the Hollies is capable of being combined with the adjacent Central Police Station site, which is also likely to become vacant during a similar timescale, in order to provide a single site capable of accommodating approximately 6500 sq. metres (gross) of new retail floorspace.
- 4.20.7 The LDP's monitoring framework and annual monitoring reports will be used to assess the situation on a regular basis.

Related strategic objectives: SO1; SO3; SO4; SO7; SO8

4.21 Policy AS21: Community health facilities

Land use allocations have been made as shown on the LDP Proposals Map in order to support the delivery of:-

- ***a new Local Health Park at Georgetown (CH1)***
- ***a new Primary Health Care Centre at Treharris (CH2)***

Policy Justification

- 4.21.1 The Cwm Taf NHS Trust and the Merthyr Tydfil Local Health Board are the organisations primarily responsible for the delivery of health services and facilities across the County Borough. As part of a comprehensive and co-ordinated approach to health awareness and promotion, the Council is working closely with the health service providers in striving to ensure that the quality and distribution of those services and facilities is sufficiently good to help provide for the often acute health and wellbeing issues of the local community. Also, to ensure that the range of services and facilities available only necessitates treatment outside the County Borough in more complex and specialist cases.

Primary facilities

- 4.21.2 Prince Charles Hospital (PCH) is a District General Hospital, one of only 15 in Wales, and therefore an important facility providing general and specialist health care throughout a large part of the Valleys and south Powys. If it is to maintain this function for the foreseeable future, it is inevitable that it will undergo further adaptation and extension in order to meet the requirements of a modern, locally based health service. Whilst no significant extension of the hospital is currently proposed, the prospect of such a scheme cannot be discounted during the lifetime of the LDP. Given the physical constraints of the hospital site, it is possible that any future significant development may require the use of at least part of the playing field located to the northwest of the hospital. The use of this playing field as part of any future development will be subject to satisfying the requirements of Policy BW16.
- 4.21.3 Proposals for the Merthyr Tydfil Health Park on the upper (western) plateau at Georgetown (site allocation CH1) are expected to reach fruition during the mid part of the LDP period and will contribute significantly to improving overall levels of health provision. It is anticipated that the Health Park will provide accommodation for a range of primary and community health together with social care services, as well as providing voluntary and statutory support services for local people who have health or social problems. It will also provide alternative accommodation for a number of outpatient services currently provided at St. Tydfil's Hospital. In addition, the Local Health Board is proposing the development of a new Primary Health Centre at Fox Street, Treharris (site allocation CH2).
- 4.21.4 In light of the above, and as part of the process of improving the overall quality of patient care available, it is anticipated that St. Tydfil's Hospital, Thomastown will become surplus to requirements during the middle part of the LDP period. The hospital, which is partly housed in Victorian buildings, is neither ideally located nor able to be easily adapted to 21st Century health care requirements. As a consequence, the Council has assessed the St. Tydfil's site as being suitable for future residential development and it is being taken forward as part of the LDP's portfolio of housing land (site allocation H20 refers).

Neighbourhood /everyday facilities

- 4.21.5 Established trends towards more independent general practitioner surgeries has largely resulted in better quality facilities being built and has assisted in providing opportunities for local people to gain access to a more decentralised pattern of services than was previously the case. Within this context, a new general practitioner surgery is planned for Troedyrhiw and another planned for Aberfan /Merthyr Vale. Though exact sites are still to be determined, their construction during the LDP period remains a priority.

Related strategic objectives: SO1; SO3; SO8

4.22 Policy AS22: Affordable housing contributions

In order to ensure the delivery of affordable housing across the County Borough, the LDP will seek, on sites of 10 units or more, the indicative provision of:-

- ***10% affordable housing in the Primary Growth Area***
- ***5% affordable housing in the Secondary and Other Growth Areas.***

Where applicants for planning permission can demonstrate that on-site provision of affordable housing is not possible, the Council will require a financial contribution towards the provision of affordable housing elsewhere in the corresponding growth area of the LDP. A financial contribution will also be sought on sites that fall below the threshold of 10 units.

Policy Justification

- 4.22.1 A considerable need for affordable housing has been identified across the County Borough and seeking appropriate levels of affordable housing in appropriate locations is an important factor in the Council's drive to achieve more sustainable communities. It is therefore important that the Council maximises affordable housing provision wherever possible.
- 4.22.2 The percentage targets included in the above policy recognise that development viability in the County Borough is a major consideration, and negotiation will be necessary on the exact type and amount of affordable housing to be delivered on a site-by-site basis. The result of negotiations will depend on information such as viability assessments, the most up to date Local Housing Market Assessment, and other relevant information from housing stakeholders including Registered Social Landlords and the Council's Housing Department.
- 4.22.3 Where an on-site housing contribution is demonstrated not to be possible, a commuted sum of an equivalent value to the cost of providing the on-site affordable housing will be required by the Council. The decision to accept a commuted sum will be taken on the grounds that it provides a housing and planning solution, and will not be in response to viability issues. Policy AS22 seeks commuted sums on sites below the threshold in accordance with paragraph 9.2.17 of *Planning Policy Wales* (Edition 3, 2010.) In the case of sites assessed and formally concluded by the Council as being in locations of high affordable housing need, the Council may seek to negotiate levels of affordable housing provision of up to 100%, having regard to all relevant considerations including the viability of such provision.
- 4.22.4 For further information on the targets, thresholds and commuted sums, reference to the Council's SPG on Affordable Housing (available Autumn 2011) should be made, along with the LDP Background Paper: Affordable Housing, and the Affordable Housing Viability Study.

Related strategic objectives: SO1; SO2; SO6

Policy AS23 – policy deleted as part of plan-making process

4.24 Policy AS24: Employment site protection

In order to protect the employment function of the County Borough's business and employment sites, development will be restricted as follows:-

At Rhydycar Business Park and at site allocation E8 (Car Park, Hoover Factory), development will be permitted if:

- ***it falls within use class B1; or***
- ***it provides an ancillary facility or service to the primary employment use.***

At Pengarnddu, Pant Industrial Estate, Goatmill Road, Willows/Dragon Park, Triangle Business Park, Merthyr Tydfil Industrial Park and site allocation E5 (Ffos-y-Fran), development will be permitted if:

- it is within use classes B1, B2 or B8; or***
- it provides an ancillary facility or service to the primary employment use, or***
- it is an acceptable commercial service unrelated to class B uses.***

Development proposals for uses other than those stipulated and that would result in the loss of employment land /premises at the above sites will only be permitted where it can be demonstrated that the existing use is inappropriate or the land / premises are surplus to the requirements of the employment market.

Policy Justification

- 4.24.1 The LDP recognises that today's jobs are provided by a wide range of different activities and that the economy of Merthyr is now more diverse and less reliant on employment opportunities within large business sites or estates. However, the LDP also considers it crucial that sufficient and suitable sites are retained for business purposes in order to continue offering an appropriate range of properties to the market, and to meet the ongoing regeneration objectives of the Plan. It is acknowledged that B1 uses particularly, can play a significant role in helping to foster innovation and enterprise.
- 4.24.2 For these reasons, the above policy sets out to protect those business and employment sites specifically designated on the LDP Proposals Map, most of which are existing / functioning sites, but some of which are sites proposed for development through LDP allocations. Ancillary land uses may be acceptable where those uses complement the broader employment activities and address the wider needs of people employed on those sites.
- 4.24.3 Examples of commercial activities unrelated to use class B which might be considered acceptable include indoor health, fitness and play facilities; day nurseries; and a commercial vehicle repair and maintenance facility.
- 4.24.4 With the exception of the Rhydycar Business Park and site allocation E8 (Car Park, Hoover Factory), which are B1 only, all business and employment sites designated in the LDP comprise uses that can be categorised as B1, B2 or B8 under the Town and Country Planning Use Classes Order 1987 (as amended). Under the waste management policies of the Plan, existing and proposed B2 sites are identified as areas of search for appropriate new waste management facilities.

Related strategic objectives: SO7

5.0 TOPIC BASED POLICIES

Policy TB1 – *policy deleted as part of plan-making process*

Policy TB2 – *policy deleted as part of plan-making process*

Policy TB3 – *policy deleted as part of plan-making process*

Policy TB4 – *policy deleted as part of plan-making process*

5.5 Policy TB5: Special needs housing

Development proposals for special needs such as community care provision, institutional, residential and nursing homes will be permitted subject to consideration against the following criteria:-

- ***the proposal is located within defined settlement boundaries unless it can be demonstrated that no appropriate site exists to accommodate a facility for which there is identified need;***
- ***the proposal must not conflict with transportation considerations including access, parking, traffic generation, accessibility to public transport and enjoyment of public rights of way; and***
- ***the proposal must be capable of being provided with the relevant utility services and infrastructure.***

Policy Justification

5.5.1 Many people have housing needs that cannot be adequately satisfied by conventional housing stock. Since it is important that all people are able to live as independently as possible in their own homes or in homely surroundings as part of the community, the Council, where appropriate, will encourage the development of special needs housing to meet the requirements of specific groups within the local population. This might include:

- people with physical, or mental health problems
- those with learning difficulties
- the elderly
- groups dependent on state benefits and residing in multiple occupation
- vulnerable mothers with children
- young people and those at risk from violence
- ex-offenders and people with alcohol and drug rehabilitation problems.

5.5.2 Special needs housing can be provided through a diverse range of development, for example, residential /nursing homes, sheltered housing schemes, housing estates of adapted units etc. Consequently, their physical form can be markedly different from conventional homes and it is important that any proposals for development of such housing have regard to the environmental context, ensuring that development is sensitively integrated with its surroundings.

5.5.3 Where conversion of existing buildings takes place, for example, to allow for multiple occupation, the Council will adopt a sympathetic approach to the new use but will still require that the above criteria and other relevant policies of the Plan are satisfied.

Related strategic objectives: SO6

5.6 Policy TB6: Static caravans, residential mobile homes and gypsy/traveller accommodation

Development proposals for static caravans, residential mobile homes and gypsy/traveller accommodation will be permitted where:-

- ***the proposal is located within defined settlement boundaries, unless, in the case of gypsy/traveller accommodation, it can be demonstrated that no appropriate site exists to accommodate a facility for which there is identified need;***
- ***the proposal does not conflict with transportation considerations including access, parking, traffic generation, accessibility to public transport and enjoyment of public rights of way; and***
- ***the proposal is capable of being provided with the relevant utility services and infrastructure.***

Policy Justification

- 5.6.1 *Planning Policy Wales* (Edition 3, 2010) recognises the valuable contribution that residential mobile homes can make in providing low cost housing provision, particularly, in meeting the accommodation needs of small households. LDP Policy TB6 supports the use of mobile homes and static caravans as forms of affordable housing provided that the visual impact of such development can be minimised, for instance, through the creation and maintenance of small scale, well landscaped schemes.

Gypsy/travellers

- 5.6.2 In attempting to achieve a balanced and inclusive housing strategy, the LDP has paid due regard to meeting the future accommodation needs of gypsy families in the County Borough. Specifically, the Plan has taken account of the findings of the *Gypsy and Traveller Accommodation Needs Survey and Assessment* commissioned jointly by the Council's Housing and Town Planning Divisions in 2007. This study concluded that 10 additional permanent pitches would be required to satisfy the likely requirements of the gypsy and traveller community up to 2012.
- 5.6.3 A designated gypsy site, supervised by the County Borough Council, already exists at Glynmil and is highlighted on the LDP Proposals Map. The site has a total of 28 permanent pitches but is currently only occupied at 50 per cent capacity due to some pitches being previously taken out of use. In light of the above and to achieve the most cost effective outcomes of meeting future needs, the Council intends to bring back into use 12 decommissioned pitches. The situation will continue to be monitored and any proposals to further expand the level of provision for gypsies during the plan period will be considered accordingly.
- 5.6.4 Proposals to use land for the storage of caravans is an entirely separate matter and will need to be considered against other policies of the LDP as appropriate.

Related strategic objectives: SO6

5.7 Policy TB7: Renewable energy

Development proposals that contribute to meeting national and local renewable energy targets will be favourably considered providing:-

- In the case of wind turbine developments, their capacity does not exceed 25 MW on urban and industrial brownfield sites, and 5 MW elsewhere in the County Borough***
- They do not have an unacceptable impact on biodiversity and landscape including the setting of the Brecon Beacons National Park***
- They do not have an unacceptable impact on the amenity of residential areas.***

Policy Justification

- 5.7.1 In recognising the role that the County Borough can play in achieving national energy targets, the LDP supports the harnessing of energy from a variety of sources. The term renewable energy covers sources such as sun, wind and water but also covers materials such as waste and wood. It therefore encompasses forms of energy generation such as solar power, wind turbines, hydro-power, waste combustion, landfill and natural gas, and wood fuel or biomass.
- 5.7.2 *TAN 8: Planning for Renewable Energy* (2005) sets out the targets embodied in UK and Welsh energy policy. The LDP provides a more local context and, in taking national targets forward, requires an increase in the number of renewable energy generating developments permitted and installed in the County Borough (see Monitoring Targets and Indicators, Chapter 6).
- 5.7.3 TAN 8 takes the view that onshore wind will be the main large-scale technology of achieving the Assembly's 10% renewable energy generation target by 2010. As the TAN excludes Merthyr Tydfil from the strategic areas of search identified for onshore wind development, no specific allocations have been made in the LDP. This accords with the TAN's position, which states that most areas outside strategic areas of search should remain free of large wind power schemes.
- 5.7.4 However, the above policy recognises the potential for wind power in the County Borough and is designed to provide a positive stance on both large and smaller-scale proposals that may come forward during the plan period. The various capacities for wind turbine developments included in the policy wording, again, complement the provisions of the TAN having regard to particular local circumstances. Particularly, this incorporates potential impacts on people and the environment including those of the Brecon Beacons National Park.
- 5.7.5 The Renewable Energy Capacity Study (2008) undertaken as part of the LDP process has confirmed there is ongoing potential for utilising methane gas in Merthyr Tydfil. Methane is currently being considered for use in generating power for the national grid as a bi-product of waste tipping operations at the Trecatty landfill site and it also exists as a naturally occurring resource in the coal measures of the County Borough in common with the remainder of the South Wales Coalfield.
- 5.7.6 Other renewable energy production techniques are considered as part of Policy BW7.

- 5.7.7 By way of a qualifying comment, it is recognised that proposals to harness renewable energy can display a wide variety of factors peculiar to the technology involved. Moreover, such schemes can have particular locational constraints since, in most cases, the resource can only be harnessed where it occurs. The need to harness energy from renewable sources will therefore be carefully balanced with the Authority's continuing commitment to protect the environment and limit potential impacts on local communities, the landscape and ecological interests.

Related strategic objectives: SO11; SO12

5.8 Policy TB8: Mineral proposals

Proposals for mineral extraction and associated development will only be allowed where:-

- 1. they would not result in unacceptable environmental impacts;***
- 2. they would not result in an unacceptable impact on the health and amenity of neighbouring land uses including the effects of dust, noise, vibration and traffic;***
- 3. they are acceptable in terms of geological, hydrological and hydro-geological factors;***
- 4. they would not conflict with transportation considerations including access, parking, traffic generation, and enjoyment of public rights of way;***
- 5. they would not have an unacceptable impact on land stability;***
- 6. they include acceptable proposals for progressive and final restoration, aftercare and beneficial after-use; and***
- 7. they maximise opportunities to re-use and recycle mineral waste.***

The production and use of alternative and recycled materials will be supported as substitutes for naturally occurring aggregates.

Policy Justification

- 5.8.1 Mineral extraction can have significant consequences for the environment and the health and amenity of local communities. The need for a particular mineral must therefore be weighed against the impact of its extraction and associated operations. Account will be taken of the extent to which social and environmental impacts can be mitigated and of any positive benefits that can be achieved.
- 5.8.2 Whilst individual characteristics of mineral working may vary, there are many common factors that need to be considered in assessing proposals. The above policy is applicable to new or extended mineral workings and associated development, including aggregate recycling facilities; review of existing operations; and onshore oil and gas exploration and development, including coal bed methane extraction.

Coal

- 5.8.3 The demand for coal is difficult to predict and unexpected proposals for coal extraction may come forward over the plan period. Such proposals will need to be carefully considered against environmental and amenity issues, taking into account the cumulative impacts of similar schemes in the area, be they existing or proposed.

- 5.8.4 Mineral resources commonly abut the settlement boundary and any proposals to work such resources would be expected to maintain an appropriate separation distance from sensitive land uses. In respect of coal, the principle of coal working not generally being acceptable within 500 metres of settlements as set out in paragraph 29 of *Mineral Technical Advice Note 2: Coal* (2009) will be adhered to. Where exceptional circumstances are considered to exist, regard will also be had to paragraphs 49-51 of *Mineral Technical Advice Note 2: Coal* (2009).
- 5.8.5 Policy TB8 should be read in conjunction with national minerals policy, particularly with regard to the need for Environmental Impact Assessments and Health Impact Assessments. The requirements of paragraph 62 of *Minerals Planning Policy Wales* (2000) will be considered alongside Policy TB8, and where coal working is not environmentally acceptable, a Social Impact Assessment will need to be prepared to enable an assessment of the benefits and disbenefits to the community. Community benefits will be considered in line with the examples identified in paragraph 46 of *Minerals Technical Advice Note 2: Coal* (2009).

Aggregates

- 5.8.6 The Council is satisfied that with the continued working at current production levels, the existing quarries in the County Borough will continue to meet Merthyr's proportional level of contribution to the estimated regional need for aggregate minerals. As the aggregates landbank provides for more than 20 years of extraction, further extensions to existing sites or new extraction sites are only likely to be justified in rare and exceptional circumstances.

Related strategic objectives: SO5; SO11

5.9 Policy TB9: Mineral buffer zones

Buffer Zones (200m for aggregates / 500m for coal) have been established between permitted, active and inactive mineral operations in the County Borough and other sensitive land uses. Within these zones, proposals for new development will only be allowed where:-

- 1. They would not unacceptably affect operations within the mineral site.***
- 2. They would not be unacceptably affected by operations within the mineral site.***

Policy Justification

- 5.9.1 In order that sensitive development is not unacceptably affected by mineral extraction activity and vice-versa, it is necessary to preserve a buffer zone between them. In accord with national guidance, a distance of at least 200 metres has therefore been defined around currently permitted operations at Vaynor and Gelligaer Quarries as well as the inactive quarry at Morlais Castle. A similar 500-metre cordon has been established around the permitted land reclamation /coal extraction scheme at Ffos-y-Fran and the two inoperative small mines to the north of Bedlinog (Ffynonau Duon Nos. 3 and 4). The extent of each mineral buffer zone is shown on the LDP Proposals Map.
- 5.9.2 The identification of a buffer zone does not necessarily mean that no new development may take place. Rather, that proposals within these zones will need to be considered against their potential to affect or be affected by permitted working within the localities concerned.

- 5.9.3 Historically, a number of developments have occurred within the buffer zones of the County Borough and it will be noted that certain LDP allocations have also been made in such areas. These allocations either reflect existing but unimplemented planning consents, or alternatively, they reflect topography or the fact that planned operations within the mineral site will incrementally move away from the allocations concerned so as to make the principle of development acceptable over the longer term.
- 5.9.4 Policy TB9 will be applied in conjunction with paragraph 40 of *Minerals Planning Policy Wales* (2000) and paragraphs 32 and 33 of *Mineral Technical Advice Note 2: Coal* (2009).

Related strategic objectives: SO5; SO11

5.10 Policy TB10: Waste management facilities

Development proposals for new and expanded in-building and open-air waste management facilities other than those involving new landfill capacity/sites will be permitted subject to consideration against the following criteria:-

- 1. there is demonstrable need for the proposal within the context of the County Borough's waste management requirements and/or regional need;***
- 2. the proposal must not have an unacceptable impact on the health and amenity of neighbouring land uses including the effects of dust and other emissions, noise and odours; and***
- 3. the proposal must not conflict with transportation considerations including access, parking, traffic generation, accessibility to public transport and enjoyment of public rights of way.***

Policy Justification

- 5.10.1 The demanding requirements of the National Waste Strategy and EU Directives may result in proposals for waste management facilities coming forward during the plan period. The Council recognises the importance of facilitating a fully integrated waste management network and will strive to assist in the drive to a more sustainable future.
- 5.10.2 Policy TB10 has been formulated to ensure that this is achieved without harm to amenity and the environment, and will enable a detailed assessment of the impacts of new and expanded in-building and open-air waste management facilities.
- 5.10.3 Other Borough-Wide and Area Specific policies will need to be applied depending on site and waste management facility characteristics. Independent surveys and assessments will also be required in certain circumstances.
- 5.10.4 As a necessary component of an integrated approach to waste management in the region, the use of Trecatty landfill will continue throughout the plan period. Given there is no identified shortfall in landfill capacity over the plan period, new and expanded landfill facilities are not currently considered necessary. The reduction in landfill capacity will be monitored as part of the Plan's monitoring framework.

Related strategic objectives: SO5; SO11

5.11 Policy TB11: Access, parking and accessibility of local facilities

Proposals for development should ensure that:-

- ***any new highways are designed and constructed in accordance with the Manual for Streets and include operational and non-operational parking provisions according to adopted standards set out in CSS Wales - Wales Parking Standards, and the land use, density and location proposed; and***
- ***the access needs and mobility requirements of all sections of the community, particularly those with special needs and disabilities, are met.***

Should it be proposed to use reduced standards of highway design or construction, the proposal must be fully explained and justified.

Policy Justification

Highway design and parking provision

- 5.11.1 The above policy has been formulated to ensure that the principles of sustainability and inclusiveness embodied in the LDP's pattern of land allocation are applied to all future proposals for development, and to ensure that development incorporates sufficient and appropriate access infrastructure to successfully serve that development. In this regard, it is important that highway and parking provision included as part of new development are constructed in accord with adopted standards.

Access arrangements

- 5.11.2 The inaccessibility of land, buildings and other facilities can put the safety of certain members of the community at risk and may also prevent the disabled, the elderly and those with young children from playing a full role in society. Therefore, the Authority requires that all new development intended for use by employees and members of the public should be designed to be safe and fully accessible.
- 5.11.3 Design and Access Statements are a useful way of explaining the principles and concepts that have informed a particular proposal and convey how access issues have been integrated into the development process. Much of the preliminary work that needs to be done for the design component of the Statement will help inform the access component and vice-versa, with the result that a more inclusive approach to development should be achieved.

Related strategic objectives: SO4; SO8

5.12 Policy TB12: Freight traffic

Subject to detailed planning matters, favourable consideration will be given to proposals that involve the movement of goods and raw materials by rail rather than road. Opportunities to increase the potential of the Cwmbargoed railhead as a freight transfer /distribution facility will be supported.

Policy Justification

- 5.12.1 Though freight can be moved by a variety of means, the only realistic alternative to transportation by road in the County Borough, is transportation by rail. The movement of freight by rail is usually most suited to bulk movements over longer distances. Rail can, however, still provide an economically viable option, especially when interchange with road freight is involved, thus playing a crucial part in reducing the number of long range trips by lorry. Developments that would involve the movement of freight by rail rather than road will normally be given favourable consideration by the Council providing that detailed planning considerations can be met.
- 5.12.2 The mineral railway that runs from Cwmbargoed to Trelewis sees regular coal traffic as a result of the ongoing Ffos-y-Fran land reclamation scheme, which feeds Aberthaw power station in the Vale of Glamorgan. Whilst the line is therefore likely to have a future beyond the LDP plan period, the Council considers that the potential of the railhead at Cwmbargoed could be better realised through its increased use as a freight distribution /transfer facility. In the first instance, there may be scope to resume the movement of sandstone from Gelligaer Quarry via Cwmbargoed as part of a drive for more sustainable movement of freight.
- 5.12.3 Any increase in usage would depend, not least, on sufficient railway infrastructure capacity being available, not only within the County Borough but in the other local authority areas through which the line passes.

Related strategic objectives: SO4

5.13 Policy TB13: Exception sites for affordable housing in the countryside

Development proposals for the provision of affordable housing adjoining settlement boundaries identified in the LDP will be permitted where it can be demonstrated that:-

- ***the proposed development cannot be accommodated within defined settlement boundaries;***
- ***the site does not exceed 10 dwellings or 0.5 hectares;***
- ***the proposed development is solely for the provision of affordable housing to meet an identified local need within the Other Growth Areas of the LDP; and***
- ***the development is compatible with other plan policies and material planning considerations.***

Policy Justification

- 5.13.1 The purpose of Policy TB13 is to allow affordable housing to be provided in areas where there is an identified local need that cannot be met within defined settlement limits. For the purpose of this policy, 'local need' is identified as a need for affordable housing within the Other Growth Areas of the LDP, as the need identified in the LHMA in those areas cannot be met through other sources (i.e. Policy AS22). The person /household in need of affordable housing must also live within and /or have a family connection to the Other Growth Areas. The Council's preference will always be for development to take place within residential settlement boundaries, however, it is recognised that factors such as the availability of land and high land values may dictate that it is not always possible to deliver affordable housing in such locations.

- 5.13.2 In permitting the development of affordable housing outside settlement limits, the Council will require developers to demonstrate why development cannot take place within them, and that appropriate mechanisms are in place to ensure all dwellings are secured for affordable housing in perpetuity.
- 5.13.3 Affordable Housing Exception sites shall not be larger than 10 units as this accords with the requirements of national planning policy (Para 9.2.23, *Planning Policy Wales* (Edition 3, 2010)) that affordable housing exception sites should be “small” in size. Setting the limit at 10 dwellings also accords with the definition of a small site in both the LDP itself and the *Annual Joint Housing Land Availability Study*.

Related strategic objectives: SO6

6.0 MONITORING TARGETS AND INDICATORS

Monitoring the LDP after adoption - core output indicators and policy targets

Introduction

Monitoring of the LDP is necessary in order to assess whether the Plan's policies are achieving their objective and the LDP strategy is being delivered. Monitoring also provides an important check on whether movement towards sustainable development is being achieved.

The following monitoring framework will enable the collation of valuable information on the performance of LDP policies and the contextual changes affecting the local area. It will assist in identifying key challenges, opportunities and possible ways forward for revising and adjusting LDP policies. The findings of the monitoring framework, along with those from SA monitoring, will be considered in the Annual Monitoring Report (AMR) where an assessment and review of the LDP strategy and policies will be provided. While a full review of the Plan is required at least every four years, the AMR will also consider the need for an early review of the Plan based, amongst other things, on policy effectiveness, progress with delivery, and any problems with implementation. The AMR will be submitted to the Welsh Assembly Government by 31st October each year and published on the Council's website in accordance with LDP Regulation 37.

Content of monitoring framework

The LDP monitoring framework contains a variety of core and local indicators which will inform policy progress and achievement. The selection of these indicators has been guided by the need to identify output indicators which are able to measure quantifiable physical activities that are directly related to the implementation of LDP policies.

A number of the core indicators are either prescribed by LDP Regulation 37, or recommended by national guidance for their ability to enable an assessment of the implementation of national policy. Further core indicators have been identified based on their ability to provide useful information on whether the delivery of the LDP strategy is progressing as anticipated.

The local indicators supplement the core indicators and have been selected based on the availability and quality of data and their relevance to the local area. Some local contextual indicators have also been included which cover key local characteristics against which LDP policies operate.

The policy indicators are associated with corresponding targets which provide a benchmark for measuring policy implementation. Given the length of the plan period, it is necessary to incorporate 'milestone' targets to determine whether the Plan is progressing towards meeting the overall strategy. The timeframe attributed to such targets primarily relates to the anticipated delivery of development. The Council will investigate any policy that fails to meet its target. The level of consideration given to such policies within the AMR will depend on the reasons identified for the failure and the significance of the policy for the delivery of the overall plan strategy.

Trigger levels have also been included for certain targets to ensure that any potential failings in policy implementation are identified at an early stage enabling an early review of the Plan if necessary. They will provide a clear indication of when policy targets are not being met, or insufficient progress is being made towards meeting them. The reaching of a trigger level will result in a detailed assessment of the related policy within the AMR to determine whether the policy is functioning effectively or if other external factors, over which the Plan has no control, are responsible for the situation. The decision to retain, replace or amend a policy will depend on the outcome of the detailed assessment and not solely on whether a trigger level has been met.

Finally, sources of information for each indicator are identified in the monitoring framework. These will provide regular sources of information for consistent data analysis.

Monitoring the LDP after adoption - core output indicators and policy targets

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
SO1. To capitalise on Merthyr's strategic position, further developing its role as the main commercial, service and employment centre in the Heads of the Valleys area by focusing development within the main town of Merthyr Tydfil.	BW1 BW14 AS1 AS13 AS14 AS16 AS18 AS19 AS20 AS21	<u>Core</u> Number of new homes built in the primary growth area. (Linked to SO6)	Between 790 and 970 net completions by April 2011 Between 1,890 and 2,110 net completions by April 2016 At least 3,020 net completions by April 2021		Town Planning Division / Building Control
		<u>Core</u> New employment floorspace built in the primary growth area (Linked to SO7)	Between 16,740 and 20,460 sq m net floorspace by April 2011 Between 36,490 and 40,470 sq m net floorspace by April 2016 At least 110,080 sq m net floorspace by April 2021	Greater than 14,700 sq m per annum or less than 1,834 sq m per annum for 2 consecutive years.	Town Planning Division / Building Control
		<u>Core</u> New retail floorspace built in the town centre (sq m)	Approximately 1,460 sq m net floorspace by the end of 2016	No application registered by the end of 2014	Town Planning Division / Building Control
		<u>Local - Town Centre Health Checks</u> i) Total annual vacant floor space in Town Centre (Vacancy rate currently at 13% - Retail, Commercial and Leisure Capacity Study, 2009) ii) Percentage of A1 retail uses in primary shopping area	Vacancy rate to reduce to 9% (UK average) Maintain a percentage of at least 83%	Vacancy rate increasing for 1 year or remaining static above target for 2 consecutive years Percentage less than 83%	Town Planning Division/ Town Centre Manager/ GOAD data
		<u>Core</u> New leisure development i) Rhydyar Leisure Village	Deliver by the end of 2011		Town Planning Division / Building Control

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
		<u>Core</u> New social and community infrastructure i) Merthyr Tydfil Health Park ii) Merthyr College iii) Ysgol Santes Tudful (Linked to SO8)	Deliver by the end of 2013 Deliver by the end of 2016 Deliver by the end of 2010	No planning application registered by the end of 2011 No planning application registered by the end of 2014	Town Planning Division / Building Control
SO2. To focus appropriate levels of development within the County Borough's smaller valley communities to create affordable and attractive places to live with good access to jobs and services.	BW2 BW3 AS2 AS3 AS13 AS18 AS21	<u>Core</u> Number of new homes built in secondary growth area (Linked to SO6)	Between 110 and 130 net completions by April 2011 Between 280 and 320 net completions by April 2016 At least 550 net completions by April 2021		Town Planning Division / Building Control
		<u>Core</u> Number of new homes built in other growth areas. (Linked to SO6)	0 net completions by April 2011 Between 200 and 240 net completions by April 2016 At least 245 net completions by April 2021		Town Planning Division / Building Control
		<u>Core</u> New social and community infrastructure (i) Primary Health Care at Treharris (ii) Ynysowen Community Primary School (Linked to SO8)	Deliver by the end of 2010 Deliver by the end of 2010		Town Planning Division / Building Control

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
SO3. To promote regeneration through the use of suitable and appropriate brownfield land rather than greenfield sites.	BW4 BW13 BW14 AS1 AS2 AS3 AS5 AS13 AS14 AS20 AS21	<u>Core</u> Amount of development permitted on previously developed land as a percentage of all development permitted (N.B. this would exclude householder applications and change of use from one non-residential use to another) (ha)	Maintain a percentage of at least 80% over the plan period	Less than 80% for 2 consecutive years	Town Planning Division
		<u>Core</u> Amount of greenfield land lost as a result of inappropriate development on sites not allocated in the LDP	No land lost	1 or 2 developments permitted for 2 consecutive years, or, 3 or more developments permitted in 1 year	Town Planning Division
SO4. To support the principle of sustainability via an energy efficient land use/ transport strategy.	BW4 BW11 BW12 BW13 BW14 BW17 AS9 AS10 AS11 AS12 TB11 TB12	<u>Local</u> Percentage of new residential development within 400m of bus stop and 600m of primary facilities including a shop and school. (Linked to SO8)	Maintain a percentage of at least 80% over the plan period	Less than 80% for 2 consecutive years	Town Planning Division
		<u>Local</u> Percentage of new dwellings completed at: (1) less than 20 dph; (2) 20 dph or greater and less than 25 dph; (3) 25 dph or greater and less than 30 dph; (4) 30 dph or greater and less than 50 dph; and (5) 50 dph or greater (Linked to SO6)	Approximately 12% Approximately 13% Approximately 25% Approximately 48% Approximately 2%	More than 25% of new dwellings at less than 25 dph for 2 consecutive years	Town Planning Division

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
		<u>Core</u> Percentage of allocated sites developed (ha)	Approximately 25% of allocations developed by the end of 2011 Approximately 65% of allocations developed by the end of 2016 Approximately 100% of allocations developed by the end of 2021	Less than 25% of LDP phased delivery rate for 2 consecutive years	Town Planning Division
		<u>Core</u> Percentage of total development permitted on allocated sites (ha)	Maintain a percentage of approximately 85% over the plan period	Less than 80% for 2 consecutive years	Town Planning Division
		<u>Local</u> Highway network improvements (1) Aberfan – Merthyr Vale Link (T1) (2) Pentwyn Road, Quakers Yard (T2) (3) A472 at Fiddlers Elbow (T3)	Deliver by the end of 2011 Deliver by the end of 2021 Deliver by the end of 2021	- No planning application registered by the end of 2019 No planning application registered by the end of 2019	Town Planning Division
		<u>Local</u> Remodelling of Merthyr Tydfil Central Bus Station	Deliver by the end of 2016	No planning application registered by the end of 2014	Town Planning Division
SO5. To manage natural resources wisely avoiding irreversible damage in order to maintain and enhance their value for future generations.	BW7 BW8 BW10 AS7 AS8 TB8 TB9 TB10	<u>Core</u> The tonnage (Mt) of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates	Minimum of 3.3 Mt produced by the end of 2011 Minimum of 8.8 Mt produced by the end of 2016 Minimum of 14.3 Mt produced by the end of 2021 (N.B. targets are based on joint production with Caerphilly CBC)	Less than 1.1 Mt per annum for 2 consecutive years	Town Planning Division / Regional Aggregates Working Party

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
		<u>Core</u> Aggregates landbank	Minimum 10 year land bank maintained throughout the plan period	Landbank falling below target	Town Planning Division / Regional Aggregates Working Party
		<u>Core</u> 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 6.2 i-v)	No developments permitted	1 or more developments permitted	Town Planning Division
		<u>Local</u> Developments incorporating sustainable urban drainage systems (SuDS)	All developments to include SuDS where appropriate (N.B Excludes developments that have not incorporated SuDS for environmental or practical reasons)	1 or 2 developments permitted without SuDS for 2 consecutive years, or, 3 or more developments permitted without SuDS in 1 year	Town Planning Division
		<u>Core</u> Amount of new licensed waste management facilities permitted	Between 1.1 and 3.2 hectares of B2 employment land developed for waste management facilities. (N.B. New facilities will be delivered in partnership with Rhondda Cynon Taf) New civic amenity site in the south of the Borough to be delivered by the end of 2016	No new facilities granted planning permission by the end of 2012 No planning application registered by the end of 2014	Town Planning Division / Waste Division / SE Wales Regional Waste Group
		<u>Local</u> Landfill capacity at Trecatty	To maintain spare capacity over the Plan period	Input at the maximum of 625,000 tpa for 3 consecutive years	Waste Division / SE Wales Regional Waste Group / Biffa Waste Services
SO6. To provide a range of dwelling sizes and types, including affordable and special needs housing, which support the needs of the local community, attract new area and create mixed and socially inclusive communities.	BW13 BW17 BW19 AS1 AS2 AS3 AS22 TB5 TB6	<u>Core</u> Housing Land Supply	Maintain a minimum of 5 years supply (ha)	Less than a 5 year supply for 1 year	Town Planning Division
		<u>Core</u> Number of all dwellings built	Between 890 and 1,090 net completions by April 2011 Between 2,400 and 2,720 net completions by April 2016 At least 3,800 net completions by April 2021	20% less or greater than LDP strategy build rate for 2 consecutive years	Town Planning Division / Building Control

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
		<u>Core</u> Number of new general market dwellings built	Between 800 and 980 net completions by April 2011 Between 2,110 and 2,390 net completions by April 2016 At least 3,330 net completions by April 2021	20% less or greater than LDP strategy build rate for 2 consecutive years	Town Planning Division / Building Control
		<u>Core</u> Number of affordable dwellings built	Between 90 and 110 net completions by April 2011 Between 225 and 255 net completions by April 2016 At least 350 net completions by April 2021	20% less or greater than LDP strategy build rate for 2 consecutive years	Town Planning Division / Building Control
		<u>Local</u> Number of affordable dwellings secured as a planning obligation	0 by April 2011 Approximately 130 by April 2016 Approximately 240 by April 2021	10% Area: delivering less than 7.5% or more than 12.5% 5% Area: delivering less than 2.5% or more than 7.5%	Town Planning Division
		<u>Local</u> Number of affordable dwellings secured through affordable housing exceptions policy	0 by April 2011 Approximately 10 by April 2016 Approximately 20 by April 2021	No planning application submitted by the end of 2014	Town Planning Division
		<u>Local</u> Average house price (Baseline: Approximately £86,900 at 2010)	-	+/- 10% change from base level	Land Registry
		<u>Local</u> Average income (gross weekly pay) (Baseline: Approximately £380 at 2009)	-	+/- 10% change from base level	NOMIS

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
		<u>Local</u> Vacancy rates of existing housing stock (Baseline: 6% at 2010)	-	Vacancy rate increasing for 1 year or remaining static for 2 consecutive years	Council Tax Division
		<u>Local</u> Preparation and adoption of Affordable Housing SPG Percentage of relevant planning applications complying with SPG	By the end of 2011 All (Post SPG adoption)		Town Planning Division
SO7. To improve and diversify the economy, safeguarding existing jobs and creating a range of new job opportunities in a sustainable manner	BW14 AS7 AS14 AS15 AS16 AS18 AS19 AS20 AS24	<u>Core</u> New B1 floorspace delivered	Between 16,740 and 20,460 sq m net floorspace delivered by April 2011 Between 28,500 and 30,790 sq m net floorspace delivered by April 2016 At least 53,400 sq m net floorspace delivered by April 2021	Greater than 7,120 sq m per annum or less than 890 sq m per annum for 2 consecutive years	Town Planning Division / Building Control
		<u>Core</u> New B2/B8 floorspace delivered	Between 7,920 and 9,680 sq m net floorspace delivered by April 2016 At least 56,500 sq m net floorspace delivered by April 2021	Greater than 7,540 sq m per annum or less than 940 sq m per annum for 2 consecutive years	Town Planning Division / Building Control
		<u>Core</u> Minimum number of net additional jobs delivered	Between 930 and 1,140 jobs delivered by April 2011 Between 1,800 and 1,980 jobs delivered by April 2016 At least 4,440 jobs delivered April by 2021	Greater than 592 jobs per annum or less than 74 jobs per annum for 2 consecutive years	Town Planning Division / Building Control NOMIS

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
		<u>Local</u> Developments granted planning permission that result in a loss of employment land within employment sites protected under Policy AS24	No loss of employment land on protected employment sites except where justified within the terms of the policy	1 or 2 developments granted planning permission for 2 consecutive years, or, 3 or more developments granted planning permission in 1 year	Town Planning Division
		<u>Local</u> Percentage of economically active people in employment (Baseline: 64% at 2009)	Approximately 67% by the end of 2011 Approximately 74% by the end of 2016 Approximately 80% by the end of 2021	Reduction of 5% or failure to increase for 2 consecutive years.	NOMIS
		<u>Local</u> Vacancy rates of existing employment buildings (Baseline vacancy figures as of 2009: B1 = 5.6%; B2/B8 = 9.7%)	Maintain vacancy rate within range of 5-10% of existing stock	+ or – 2.5% beyond range for 2 consecutive years	Town Planning Division/ GOAD
SO8. To promote social inclusion and ensure equality of opportunity through reducing the need to travel and providing better access by sustainable means to employment opportunities, community facilities and services.	BW7 BW11 BW12 BW15 BW16 BW17 AS11 AS12 AS13 AS14 AS16 AS17 AS21 TB11	<u>Local</u> Number of community facilities lost through change of use	No loss of viable community facilities below identified need	1 or 2 community facilities lost for 2 consecutive years, or, 3 or more community facilities lost in 1 year	Town Planning Division
		<u>Local</u> Amount of planning obligations secured on allocated housing developments	Secure contributions on 33 (67%) of the allocated housing developments	1 or 2 sites failing to secure planning obligations for 2 consecutive years, or, 3 or more sites failing to secure planning obligations in 1 year	Town Planning Division

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
		Preparation and adoption of Planning Obligations SPG Percentage of relevant planning applications complying with SPG	By the end of 2011 All (Post SPG adoption)		Town Planning Division
SO9. To promote health and wellbeing by providing accessible and varied opportunities for leisure and recreational activities.	BW7 BW16 BW17 AS15 AS16 AS17	<u>Local</u> Amount of public open space, including play space and informal recreational areas, lost to development (ha) which is not allocated in the development plan.	No loss below identified need.		Town Planning Division
		<u>Local</u> New leisure/recreational development i) Cyfarthfa Park	Deliver by the end of 2011	-	Town Planning Division/ Building Control
		ii) Parc Taf Bargoed	Deliver by the end of 2016	No planning application submitted by the end of 2014	
SO10. To ensure good quality design of new development and the creation of safer communities.	BW7 BW17	<u>Local</u> Percentage of relevant schemes incorporating "secured by design principles"	All major applications		Town Planning Division
SO12. To contribute towards reducing the impact of climate change through reduced carbon dioxide emissions in new developments.		<u>Local</u> Preparation and adoption of Sustainable Design SPG Percentage of planning applications complying with design SPG	By the end of 2012 All (Post SPG adoption)		Town Planning Division

LDP Strategic Objective	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level	Sources of Information
SO11. To ensure the continued protection and enhancement of the natural, cultural, built and historic environment.	BW5 BW6 BW7 AS4 AS5 AS6 AS15	<u>Local</u> Developments granted planning permission that do not preserve or enhance scheduled ancient monuments, registered historic parks and gardens, listed buildings or conservation areas	No developments that would fail to preserve or enhance heritage features granted planning permission	1 or 2 developments failing to preserve or enhance features for 2 consecutive years, or, 3 or more developments failing to preserve or enhance features in 1 year	Town Planning Division
		<u>Local</u> Developments granted planning permission that cause harm to the overall nature conservation value of SINC's or the LNR	No developments that would cause harm to the overall nature conservation value of SINC's or the LNR granted planning permission	1 or 2 developments resulting in overall harm for 2 consecutive years, or, 3 or more developments resulting in overall harm in 1 year	Town Planning Division
		<u>Local</u> Developments granted planning permission that cause harm to a SSSI	No developments that would cause harm to a SSSI granted planning permission	1 or more developments resulting in harm to a SSSI	Town Planning Division
SO12. To contribute towards reducing the impact of climate change through reduced carbon dioxide emissions in new developments. (See SO10)	-	-	-	-	-

7.0 APPENDICES

7.0 APPENDICES

Appendix 1 : Schedule of landscape and biodiversity designations

LANDSCAPES OF HISTORIC INTEREST (shown on LDP Proposals Map)	
Name	Grid Reference
Gelligaer Common	SO0903
The main settlement of Merthyr Tydfil	-
HISTORIC PARKS AND GARDENS (shown on LDP Proposals Map)	
Name	Grid Reference
Cyfarthfa Park	SO0407
Aberfan Cemetery, Garden of Remembrance and Former Tip and Slide Area	SO0600
GREEN WEDGES (LDP proposal shown on Proposals Map)	
Name	Grid Reference
Heolgerrig /Twyncarmel	SO0206
Abercanaid /Pentrebach /Troedyrhiw	SO0603
Troedyrhiw /Aberfan	SO0701
Trelewis / Nelson	ST1196
SITES OF SPECIAL SCIENTIFIC INTEREST (shown on LDP Proposals Map)	
Name	Grid Reference
Cwm Taf Fechan	SO0409
Cwm Glo and Glyndyrys	SO0305
LOCAL NATURE RESERVE (shown on LDP Proposals Map)	
Name	Grid Reference
Cwm Taf Fechan	SO0308
SITES OF IMPORTANCE FOR NATURE CONSERVATION (LDP proposal shown on Proposals Map)	
Name	Grid Reference
Morlais Hill (SINC No. 1)	SO00NE/1
Bryniau (SINC No.2)	SO00NE/2
Blaenmorlais (SINC No.3)	SO00NE/3
Glynmil (SINC No. 5)	SO00NE/5
Cwm Golau (SINC No. 6)	SO00NE/6
Cwm Ffrwd (SINC No. 7)	SO00NW/1
Bryn-du & Ty'n-y-coedcae (SINC No. 8)	SO00NW/2
Winchfawr West (SINC No. 9)	SO00NW/4
Gellideg North Fields (SINC No. 10)	SO00NW/5
Winchfawr East & Clwydyfagwr (SINC No. 11)	SO00NW/6
Cwm Glo (SINC No. 12)	SO00NW/7
Cwm Taf Fields & Cefn Coed Tip (SINC No. 13)	SO00NW/8
Cilsanws Common South (SINC No. 14)	SO00NW/9
Cwm Taf Fechan (SINC No. 15)	SO00NW/10
Cwm Taf Fawr (SINC No. 16)	SO00NW/11
Y Graig (SINC No. 17)	SO00NW/12
Cyfarthfa Park (SINC No. 18)	SO00NW/13
Gyrnos Wood (SINC No. 19)	SO00NW/14
Abercanaid Fields (SINC No. 20)	SO00SE/1
Pentrebach Fields (SINC No. 21)	SO00SE/2
Pentrebach Tip (SINC No. 22)	SO00SE/3
Troed-y-rhiw (SINC No. 23)	SO00SE/4
Merthyr Common South (SINC No. 24)	SO00SE/5

Cwm Bargoed (SINC No. 25)	SO00SE/6
Buarth-waunydd (SINC No. 26)	SO00SE/7
Cnwc (SINC No. 27)	SO00SE/8
Mynydd Merthyr (SINC No. 28)	SO00SE/9
Glamorganshire Canal Woodlands (SINC No. 29)	SO00SE/10
Graig Gethin (SINC No. 30)	SO00SE/12
Cwm Fedw (SINC No. 31)	SO00SE/13
Mynydd-y-Capel Common (SINC No. 32)	SO00SE/14
Cwmfelin Slopes (SINC No. 33)	SO00SE/15
West of Aberfan (SINC No. 34)	SO00SE/16
Blaen-canaid (SINC No. 35)	SO00SW/1
Rhydycar West (SINC No. 36)	SO00SW/2
Cwm Woods (SINC No. 37)	SO00SW/3
Tyle Haidd (SINC No. 38)	SO01SE/1
Merthyr Common North (SINC No. 39)	SO01SE/2
Gelligaer Common (SINC No. 40)	SO10SW/1
Coed Nant Llwynog (SINC No. 41)	SO10SW/2
Coed-y-Hendre (SINC No. 42)	SO10SW/3
Craig-yr-Efail (SINC No. 43)	ST09NE/1
Tarran-y-Gigfran, St. Tydfil Forest (SINC No. 44)	ST09NE/2
Merthyr Vale (SINC No. 45)	ST09NE/4
Coed Cefn-Fforest & Cwm Cothi (SINC No. 46)	ST09NE/5
Treharris Park & Cardiff Road Woodland (SINC No. 47)	ST09NE/6
Lower Taf & Edwardsville Woods (SINC No. 48)	ST09NE/7
Mynydd Goetre-Coed (SINC No. 49)	ST09NE/8
Whitehall Golf Course (SINC No. 50)	ST09NE/9
Cwm Mafon (SINC No. 51)	ST09NE/10
Craig Berthlwyd (SINC No. 52)	ST09NE/11
Goetre-Coed Wood (SINC No. 53)	ST09NE/12
Lower Cwm Bargod (SINC No. 54)	ST19NW/1
Trelewis Wood (SINC No. 55)	ST19NW/2
Nant Caeach (SINC No. 56)	ST19NW/4
Berthlwyd (SINC No. 57)	ST19NW/5
Afon Taf (SINC No. 58)	-
Afon Bargod Taf (SINC No. 59)	-
Coed Meirig Pastures (SINC No. 60)	SO00NW/3

Appendix 2 : Schedule of townscape and built heritage designations

LISTED BUILDINGS (shown on LDP Proposals Map)		
Bedlinog ward		
Building Name	Locality	Use Group
Salem Baptist Chapel	Bedlinog	Religious
Cyfarthfa ward		
Building Name	Locality	Use Group
Rhydycar Canal Bridge	Rhydycar	Transport
No 13 Upper Colliers Row	Ynysfach	Domestic
No 17 Gelli-deg Cottages	Gelli-deg	Domestic
No 16 Gelli-deg Cottages	Gelli-deg	Domestic
No 19 Gelli-deg Cottages	Gelli-deg	Domestic
Cefn Railway Viaduct	Cefn Coed-y-cymmer (also included under Park and Vaynor wards)	Transport
No 10 Upper Colliers Row	Ynysfach	Domestic
No 21 Gelli-deg Cottages	Gelli-deg	Domestic
No 9 Upper Colliers Row	Ynysfach	Domestic
No 14 Upper Colliers Row	Ynysfach	Domestic
Ynysfach Engine House	Ynysfach	Other
Nos 11-12 Upper Colliers Row	Ynysfach	Domestic
No 15 Gelli-deg Cottages	Gelli-deg	Domestic
Nos 15-16 Upper Colliers Row	Ynysfach	Domestic
Nos 1-2 Upper Colliers Row	Ynysfach	Domestic
Nos 3-4 Upper Colliers Row	Ynysfach	Domestic
Nos 5-6 Upper Colliers Row	Ynysfach	Domestic
Nos 7-8 Upper Colliers Row	Ynysfach	Domestic
Dowlais ward		
Building Name	Locality	Use Group
Industrial building at former Ivor Works	Dowlais	Other
Church of St John	Dowlais	Religious
Mile Post on A4102	Dowlais	Street Furniture
Former Guest Memorial Library	Dowlais	Civic
Bethania Independent Chapel	Dowlais	Religious
Ivor English Congregational Church including forecourt walls	Dowlais	Religious
No 1 Lower Row	Dowlais	Domestic
Dowlais Public Library	Dowlais	Civic
St Illtyd's Roman Catholic Church	Dowlais	Religious
Dowlais Works Blast Engine House	Dowlais	Commercial
Dowlais Works Stables	Dowlais	Domestic
Stables House	Dowlais	Domestic
The War Memorial, screen walls and surrounding railings	Pant	Monument
Aqueduct on Dowlais Free Drainage System	Pengarnddu	Transport
White Gate Road Bridge and Aqueduct	Pengarnddu	Transport
Centre ventilation shaft to Morlais Tunnel	Pant	Transport
NW Ventilation shaft to Morlais Tunnel	Pant	Transport
SE ventilation shaft to Morlais Tunnel	Pant	Transport
Blaenygarth	Pant	Domestic

Gurnos ward		
Building Name	Locality	Use Group
Gwaelodygarth House	Gwaelod-y-Garth	Vacant
Old Cefn Bridge	Cefn Coed-y-Cymmer (also included under Vaynor ward)	Transport
Pont y Cefn Bridge	Cefn Coed-y-Cymmer (also included under Vaynor ward)	Transport
Merthyr Vale ward		
Building Name	Locality	Use Group
Outbuilding at Hafod-tanglwys-isaf	Aberfan	Agricultural
Barn Range at Aberfan Fawr Farmhouse	Aberfan	Agricultural
Aberfan Fawr Farmhouse and Farm Range	Aberfan	Domestic
Aberfan War Memorial	Aberfan	Monument
Aberfan Calvinistic Methodist Chapel	Aberfan	Religious
Hafod-tanglwys-isaf	Aberfan	Domestic
Park ward		
Building Name	Locality	Use Group
Vulcan House	Morganstown	Domestic
Rear Range To Vulcan House	Morganstown	Outbuilding
Limekilns south of Cefn Bridge	Cyfarthfa	Industrial
Garden Gate To Vulcan House	Morganstown	Boundary
Pont-y-Cafnau	Brecon Road	Transport
Railings at Driveway Entrance to Cyfarthfa Castle	Brecon Road	Boundary
Jackson's Bridge, Bethesda Street	Morganstown	Transport
Gatepiers at Driveway Entrance to Cyfarthfa Castle	Brecon Road	Boundary
L-Plan Stable Ranges at Pandy Farm	Brecon Road	Outbuilding
No.25 Cyfarthfa Road	Williamstown	Domestic
Remains of Chapel/Warehouse at the End of Chapel Row	Georgetown	Other
No.22 Cyfarthfa Road	Williamstown	Domestic
Christ Church, Aberdare Road	Georgetown	Religious
Capel Tabernacl (Welsh Baptist Church) Brecon Road	Morganstown	Religious
Church Hall at Capel Tabernacl, Brecon Road	Morganstown	Religious
Cyfarthfa Castle	Brecon Road	Other
School at Cyfarthfa Castle	Brecon Road	Other
Fountain Below S.Terrace at Cyfarthfa Castle	Brecon Road	Garden
Park Wall Flanking Railings at Driveway Entrance to Cyfarthfa	Cyfarthfa	Boundary
Cefn Railway Viaduct	Cefn Coed-y-cymmer (also included under Cyfarthfa and Vaynor wards)	Transport
No.30 Cyfarthfa Road	Williamstown	Domestic
No.27 Cyfarthfa Road	Williamstown	Domestic
Clock Tower at Pandy Farm	Brecon Road	Outbuilding
Barn at Pandy Farm	Brecon Road	Agricultural
No.23 Cyfarthfa Road	Williamstown	Domestic
No.24 Cyfarthfa Road	Williamstown	Domestic

Nos.9,9A & 9B Dynevor Street	Georgetown	Commercial
No.29 Cyfarthfa Road	Williamstown	Domestic
No.26 Cyfarthfa Road	Williamstown	Domestic
No.28 Cyfarthfa Road	Williamstown	Domestic
Pandy Farmhouse	Brecon Road	Domestic
Our Lady of the Rosary Roman Catholic Church, Brecon Road	Morganstown	Religious
No.3 Chapel Row	Georgetown	Domestic
No.5 Chapel Row	Georgetown	Domestic
No.2 Chapel Row	Georgetown	Domestic
No.50 Grawen	Brecon Road	Domestic
No.4 Chapel Row	Georgetown	Other
No.1 Chapel Row	Georgetown	Domestic
Town ward		
Building Name	Locality	Use Group
District Education Office of Mid-Glamorgan County Council	Pontmorlais West	Vacant
Thespian House at Theatre Royal	Penydarren Road	Other
Gates & Gatepiers at Entry to Zoar Chapel	High Street, Pontmorlais	Boundary
Theatre Royal	Penydarren Road	Commercial
Former County Court	High Street	Civic
Town Hall	High Street	Civic
Timber Aqueduct over Former Taff Bargoed Railway	Cwmbargoed	Transport
Merthyr Christian Centre (Formerly Listed as Synagogue)	Bryntirion	Other
Merthyr Tydfil War Memorial	High Street, Pontmorlais	Monument
Memorial Fountain in St.David's Churchyard Wall	High Street	Monument
Gates & Railings at St.Tydfil's Churchyard	High Street	Boundary
Guard Rail & Steps at Merthyr Tydfil War Memorial	High Street, Pontmorlais	Boundary
No.13A New Castle Street	New Castle Street	Domestic
School Room at Zion Chapel	Twynyrodyn Road	Religious
Zion Chapel	Twynyrodyn Road (Capel Seion)	Religious
No.19 New Castle Street	New Castle Street	Domestic
Former Chapel	New Castle Street	Religious
Former Wesley Methodist Church	High Street, Pontmorlais	Commercial
Former Unitarian Chapel	Lower Thomas Street, Thomastown	Religious
Boer War Memorial & Railings	Queen's Road	Monument
No.15 New Castle Street (Trengrrove House)	New Castle Street	Domestic
Statue & Plinth to Sir W.T.Lewis	Upper Thomas Street	Monument
Pillar Box at NE.Corner of Town Hall	High Street	Civic
The Court House	Twynyrodyn	Commercial
No.8 Coedcae'r Court	Twynyrodyn	Domestic
St. Tydfil's Church	High Street	Religious
Statue & Plinth to Henry Seymour Berry	High Street	Monument
Nos. 49 & 50 (Flook's) High Street	Pontmorlais	Commercial
St.Tydfil's Hospital : Entrance Block (Centre Part Only)	Upper Thomas Street	Hospital
Ironwork Fountain Canopy	High Street	Monument
No.16 New Castle Street	New Castle Street	Domestic
St. David's Church	High Street	Religious
Springfield Villa, Bryntirion Road	Thomastown	Domestic
No.28 High Street (Crown Inn)	High Street	Commercial

No.7 Coedcae'r Court	Twynyrodyn	Domestic
The Rectory, Bryntirion Road	Thomastown	Domestic
No.9 Coedcae'r Court	Twynyrodyn	Domestic
No.6 Coedcae'r Court	Twynyrodyn	Domestic
No.14 New Castle Street	New Castle Street	Domestic
No. 47 High Street (Barclay's Bank)	High Street	Commercial
No.69 High Street (Lloyd's Bank)	High Street	Commercial
Church Hall at St.David's Church	High Street	Religious
Carnegie Library	High Street	Civic
Zoar Chapel (Welsh Congregational)	High Street	Religious
High Street Baptist Church	High Street	Religious
No.13 New Castle Street	New Castle Street	Domestic
No.18 New Castle Street	New Castle Street	Domestic
No.17 New Castle Street	New Castle Street	Domestic
Primrose Hill, Bryntirion Road	Thomastown	Domestic
Bryn Heulog, Bryntirion Road	Thomastown	Domestic
No.32 Upper Thomas Street (Newton House)	Upper Thomas Street	Domestic
No.11 New Castle Street	New Castle Street	Domestic
Nos.11 & 12 New Castle Street	New Castle Street	Domestic
No.20 New Castle Street	New Castle Street	Other
Sunny Bank, Bryntirion Road	Thomastown	Domestic
No.33 Upper Thomas Street (Newton House)	Upper Thomas Street	Domestic
Tydfil House	Union Street	Domestic

Treharris ward

Building Name	Locality	Use Group
Berthlwyd Farm	Quakers Yard	Domestic
Tabernacle Independent Chapel.	Treharris	Religious
Victoria Bridge, Penydarren Tramroad	Quakers Yard	Transport
Pont y Gwaith	Pontygwaith Bridge	Transport
Treharris Public Library	Treharris	Civic
Greenfield Bridge, Penydarren Tramroad	Quakers Yard	Transport
Quakers Yard Railway Viaduct	Quakers Yard	Transport
Pontygwaith Overbridge, Penydarren Tramroad	Pontygwaith	Transport

Plymouth ward

Building Name	Locality	Use Group
Blain Canaid Farmhouse - Outbuilding	Blaen Canaid	Agricultural
Base of chimney at Cwm Pit	Blaen Canaid	Extractive
Gethin Tramway Bridge	Abercanaid	Transport
Rhydycar Skew Bridge	Rhydycar	Transport
Garden walls and Gatepiers at Upper Abercanaid House	Upper Abercanaid	Boundary
No. 1 River Row	Abercanaid	Domestic
NW and N facing garden walls at Pentrebach House	Pentrebach	Boundary
No. 4 Quay Row	Upper Abercanaid	Domestic
Troed-y-Rhiw War Memorial	Troed-y-Rhiw	Monument
No. 3 Nightingale Street	Abercanaid	Domestic
No. 5 Nightingale Street	Abercanaid	Domestic
No. 5 Nightingale Street	Abercanaid	Domestic
Sion Independent Chapel	Abercanaid	Religious
No. 8 Nightingale Street	Abercanaid	Domestic

Corbelled pigsty at Penddeugae Fach	Troed-y-Rhiw	Outbuilding
No. 74 Nightingale Street	Abercanaid	Domestic
No. 2 Nightingale Street	Abercanaid	Domestic
No 2 including former No 1	Abercanaid	Domestic
No. 6 Nightingale Street	Abercanaid	Domestic
No. 9 Nightingale Street	Abercanaid	Domestic
No. 10 Nightingale Street	Abercanaid	Domestic
No. 11 Nightingale Street	Abercanaid	Domestic
No. 12 Nightingale Street	Abercanaid	Domestic
No. 71 Nightingale Street	Abercanaid	Domestic
Blaen Canaid Farmhouse	Blaen Canaid	Domestic
No. 73 Nightingale Street	Abercanaid	Domestic
No. 6 River Row	Abercanaid	Domestic
No. 75 Nightingale Street	Abercanaid	Domestic
No. 77 Nightingale Street	Abercanaid	Domestic
No. 78 Nightingale Street	Abercanaid	Domestic
No. 79 Nightingale Street	Abercanaid	Domestic
No. 80 Nightingale Street	Abercanaid	Domestic
No. 81 Nightingale Street	Abercanaid	Domestic
No. 3 Quay Row	Upper Abercanaid	Domestic
No. 5 Quay Row	Upper Abercanaid	Domestic
No. 72 Nightingale Street	Abercanaid	Domestic
Church of St John the Baptist	Troed-y-Rhiw	Domestic
Upper Abercanaid House	Upper Abercanaid	Domestic
Llwyn-yr-eos House	Abercanaid	Domestic
No. 1 Nightingale Street	Abercanaid	Domestic
No. 7 Nightingale Street	Abercanaid	Domestic
No. 70 Nightingale Street	Abercanaid	Domestic
No. 76 Nightingale Street	Abercanaid	Domestic
No. 4 Nightingale Street	Abercanaid	Domestic
Pentrebach House	Pentrebach	Commercial
No. 5 River Row	Abercanaid	Domestic
No. 2 River Row	Abercanaid	Domestic
No. 3 River Row	Abercanaid	Domestic
No. 4 River Row	Abercanaid	Domestic
Vaynor ward		
Building Name	Locality	Use Group
Tabor Independent Chapel	Cefn Coed-y-Cymmer	Religious
Pont-sarn Bridge	Pontsarn	Transport
Pontsarn Railway Viaduct	Pontsarn	Transport
Old Cefn Bridge	Cefn Coed-y-Cymmer (also included under Gurnos ward)	Transport
Vaynor War Memorial and attached railings	Cefn Coed-y-Cymmer	Monument
Pont y Cefn Bridge	Cefn Coed-y-Cymmer (also included under Gurnos ward)	Transport
Cefn Railway Viaduct	Cefn Coed-y-Cymmer (also included under Cyfarthfa and Park wards)	Transport
Carmel Welsh Baptist Chapel and attached schoolroom	Cefn Coed-y-Cymmer	Religious
Church of St. John the Baptist	Cefn Coed-y-Cymmer	Religious
Hen Dy Cwrdd Unitarian Chapel	Cefn Coed-y-Cymmer	Religious

SCHEDULED ANCIENT MONUMENTS (shown on LDP Proposals Map)

Coetgae Round Cairns
Dyke 315m E. of Tyla-glas
Gelligaer Common Round Cairns
Gelligaer Common Standing Stone
Gelligaer Common Roman Road
Platform Houses and Cairn Cemetery at Dinas Noddfa
Platform Houses at Coly Uchaf
Ynysfach Iron Furnaces and Engine House
Cwmdu Air Shaft
Section of Cyfarthfa Tramroad at Heolgerrig
Iron Ore Scours and Patchworkings, Winchfawr
Abercanaid Haystack Boiler
Cistfaen Cairn
Carn Tyle Hir Round Barrow and Cairn
Brynbychan Road Cairn
Cefn Merthyr Round Cairns
Penydarren Tran Road between Merthyr Vale and Quakers Yard
Remains of Morlais Castle
Morlais Hill Ring Cairn
Pont-y-Cafnau Tramroad Bridge
Cyfarthfa Ironworks (including remains of Blast Furnaces, Brick Kilns, Engine House, Melting House and Boilers)
Iron Canal Bridge from Rhydyar (now located at Chapel Row)
Tai Mawr Leat serving Cyfarthfa Ironworks
Gurnos Quarry Tramroad and Leat
Ynysgau Iron Bridge (stored pending re-erection)
Sarn Howell Pond and Watercourses
Deserted Iron Mining Village at Ffos-y-Fran
Round Cairns N. of Tir Lan
Tir Lan Round Barrows
Cyfarthfa Canal Level
Garn Las Earthwork
Merthyr Common Round Cairns
Cae Burdydd Castle
Nant Crew Inscribed Stone (now in St. John's Church, Cefn Coed)

CONSERVATION AREAS (shown on LDP Proposals Map)

Cwmfelin
Cyfarthfa
Dowlais
Merthyr Tydfil Town Centre
Morgantown
Thomastown
Treharris

Appendix 3 : Summary of population calculations with associated dwelling and employment land requirements

If Merthyr Tydfil achieves the highest rate of in-migration per head of population in south-east Wales since 2001, then, by the end of the plan period, it would be expected to have a population of 59,000. Further details can be found in the LDP Background Paper for the Preferred Strategy: Population, Dwelling & Employment Land Forecasts (2007). The following tables set out the dwelling and employment land requirements resulting from this forecast.

DWELLING REQUIREMENTS

POPULATION IN 2006	54,700
NUMBER OF HOUSEHOLDS	23,300
NUMBER OF DWELLINGS	24,800
PROJECTED POPULATION BY 2021	59,000
NUMBER OF HOUSEHOLDS	27,000
NUMBER OF DWELLINGS	28,600
ADDITIONAL DWELLING REQUIREMENT 2006-2021	3,800
<i>(NUMBER OF UNITS ALLOCATED AS PART OF THE LDP PROCESS</i>	<i>3,964)</i>

SUBTRACT

COMPLETIONS JANUARY 2006 -APRIL 2010	863
(613 on allocated sites, 250 on unallocated/small sites)	
COMPLETIONS REQUIRED OVER REMAINDER OF PLAN PERIOD	2937
NUMBER OF UNITS REMAINING ON ALLOCATED SITES	3347
OVER-ALLOCATION IN RELATION TO REMAINDER OF REQUIREMENT	410 (14%)

ADDITIONAL CONTRIBUTION TOWARDS HOUSING PROVISION

Small/Windfall sites: 450 units over the plan period based on past trends and the fact that there are unimplemented consents for 219 units on small sites.

EMPLOYMENT LAND REQUIREMENTS

	2006	2021
(A) WORKING AGE POPULATION	33,200	33,700
(B) EMPLOYMENT RATES	62%	80%
(C) NO. OF EMPLOYED RESIDENTS	20,717	26,960
(D) NO. OF JOBS	23,980	32,849
(E) DOUBLE JOBBING	5%	5%
(F) NO. OF JOBS EXCLUDING DOUBLE JOBBING	22,781	31,207
(G) NET COMMUTING BALANCE	-2,064	-4,247
(H) JOB REQUIREMENT (2021)		8,869
(I) SHARE OF EMPLOYMENT LAND (2021)		22.2%
(J) NO. OF JOBS ON EMPLOYMENT LAND (2021)		1,971
(K) ASSUMED JOBS PER HA. (2021)		214
(L) LAND REQUIRED (2021)		9.2 ha

SOURCE: EMPLOYMENT LAND REVIEW CARRIED OUT FOR MERTHYR TYDFIL CBC BY ROGER TYM & PARTNERS, JULY 2010

NOTES:

- (A) ENHANCED GROWTH POPULATION PROJECTIONS; MTCBC BACKGROUND PAPER FOR THE PREFERRED STRATEGY, APRIL 2007
- (B) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (C) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (D) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (E) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (F) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (G) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (H) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010
- (I) TABLE 5.3 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010; CHANGE IN ALL B-SPACE JOBS 2006-2021 DIVIDED BY ALL JOB CHANGE 2006-2021
- (J) JOB REQUIREMENT (ROW H) X SHARE OF EMPLOYMENT LAND (ROW I)
- (K) NET ADDITIONAL LAND REQUIREMENT SHOWN IN TABLE 5.5 OF THE EMPLOYMENT LAND REVIEW CARRIED OUT FOR MTCBC BY ROGER TYM AND PARTNERS, JULY 2010 DIVIDED BY THE NET REQUIREMENT OF 1,971 B-SPACE JOBS SHOWN IN TABLE 5.4 OF THE SAME REPORT
- (L) NO. OF JOBS ON EMPLOYMENT LAND (ROW J) DIVIDED BY ASSUMED JOBS PER HECTARE (ROW K)

An indication of the types of employment that may be attracted to the County Borough over the plan period can be found in Table A1 of the Background Paper for the Preferred Strategy : Population, Dwelling and Employment Land Forecasts, April 2007

Appendix 4 : Schedule of housing sites with anticipated planning obligations for community infrastructure provision where appropriate

- The Community Infrastructure Contributions listed in the following schedule are prioritised in order of importance.
- Utilities infrastructure and highways contributions are categorised as LOW, MEDIUM or HIGH. These categories indicate the perceived level of impact the contribution will have on development costs.
- Potential ground conditions on many sites result from former mining activity in the locality. Appropriate technical investigation and advice on ground stability and other risks should therefore be sought prior to the submission of any planning application.
- Development of sites constrained by the capacity of the public waste water treatment works may require developers to fund essential improvements. Private funding of essential improvements will be required should no Regulatory improvements be planned under Welsh Water's Capital Investment Programme.
- The extent of planning obligations will be dependent on development viability.

Primary Growth Area

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
H1	Sweetwater Park, Trefechan <ul style="list-style-type: none"> • Brownfield site • Under construction • 26 units remaining at January 2006 	1.24	26	2006-2011
H2	Trevor Close, Pant <ul style="list-style-type: none"> • Brownfield site • Utilities Infrastructure provision – LOW <ul style="list-style-type: none"> - High voltage electrical underground cable crosses site to the south – little impact can be planned around. - Trunk/distributor water main runs along eastern boundary – little impact. • Financial contribution secured towards affordable housing provision • Financial contribution secured towards leisure provision 	1.0	28	2006–2011
H3	Beacon Heights, Swansea Road <ul style="list-style-type: none"> • Brownfield site • Under construction • 153 units remaining at January 2006 	5.94	153	2012-2016

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
H4	Bryngwyn Farm, Swansea Road <ul style="list-style-type: none"> • Greenfield site • Utilities Infrastructure provision – MEDIUM - <i>Trunk water main runs across site from NE corner to SW corner, containing air valve.</i> - <i>High voltage overhead line to be diverted - runs centrally across site E to W.</i> • Contribution required towards affordable housing provision (on site) 	2.36	75	2006-2011
H5	Twyncarmel Shop <ul style="list-style-type: none"> • Brownfield site • Under construction 	0.42	11	2006-2011
H6	Clwydyfagwr, Swansea Road <ul style="list-style-type: none"> • Brownfield site • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision 	1.79	50	2012-2016
H7	Cyfarthfa Mews, Swansea Road <ul style="list-style-type: none"> • Brownfield site • Under construction • Has contributed financially towards affordable housing provision 	1.57	47	2006-2011
H8	Gellideg Flats <ul style="list-style-type: none"> • Brownfield site • Utilities Infrastructure provision – MEDIUM - <i>Combined sewerage & surface water sewer crosses centre of site from E to W – to be diverted.</i> - <i>Small southern section of site crossed by high & low voltage electric cables - little impact.</i> • Likely to be developed through an RSL • 100% affordable housing site 	1.03	53	2012-2016

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
H9	South of Castle Park, Twyncarmel <ul style="list-style-type: none"> • Brownfield site • Utilities Infrastructure provision – LOW - <i>Distribution water main crosses NE section of site, to be diverted</i> • Contribution required towards transportation improvements – MEDIUM - <i>road widening required along extent of site</i> • Contribution required towards affordable housing provision (on site preferred) • Development brief required 	5.76	160	2017-2021
H11	Winchfawr <ul style="list-style-type: none"> • Brownfield site • Utilities Infrastructure provision – LOW - <i>High voltage overhead cables follow boundary of western corner of site – to be planned around or diverted.</i> - <i>Local hydraulic overloading</i> • Contribution required towards transport improvements – MEDIUM - <i>road widening required along extent of site</i> • Contribution required towards affordable housing provision (on site preferred) • Financial contribution required towards leisure provision 	2.8	30	2017-2021
H12	Brecon View Park, Heolgerrig <ul style="list-style-type: none"> • Brownfield site • Partly under construction • Affordable housing contribution required on final phase of scheme • On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management 	5.12	150	2006-2011

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
H13	Cwmglo Road, Heolgerrig <ul style="list-style-type: none"> • Brownfield site • Utilities Infrastructure provision – MEDIUM - <i>High voltage overhead & low pole mounted cables to be diverted from western edge of site.</i> - <i>Local hydraulic overloading</i> • Contribution required towards transport improvements – MEDIUM - <i>Work required on road/junction providing access</i> • Flood mitigation measures may be required on this site – a surface water flood assessment will be required to confirm • Financial contribution required towards affordable housing • Financial contribution required towards leisure provision 	1.77	50	2012-2016
H14	Brondeg, Heolgerrig <ul style="list-style-type: none"> • Brownfield site • Utilities Infrastructure provision – LOW - <i>Extra high voltage underground cables along E boundary to be diverted or planned around.</i> • Contribution required towards affordable housing (on site) • Financial contribution required towards leisure provision 	3.32	70	2012-2016
H15	Upper Georgetown Plateau <ul style="list-style-type: none"> • Brownfield site • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision 	2.24	70	2012-2016
H16	Lower Georgetown Plateau <ul style="list-style-type: none"> • Brownfield site • On-site contribution secured towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management • Under construction 	3.97	131	2006-2011

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
H17	Former Vulcan Brewery, Brecon Road <ul style="list-style-type: none"> • Brownfield site • Under construction • 100% affordable housing site 	0.43	20	2006-2011
H18	Gwaelodygarth House <ul style="list-style-type: none"> • Brownfield site • Under construction 	1.37	20	2006-2011
H19	Goitre Lane, Gurnos <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure provision – LOW - <i>Hydraulic overloading of local sewerage network</i> - <i>High voltage underground network cables border southern boundary – to be diverted, or planned around.</i> • Contribution required towards affordable housing (on site) • Financial contribution required towards education provision • On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management • Development brief required 	6.7	190	2017-2021
H20	St. Tydfil's Hospital <ul style="list-style-type: none"> • Brownfield site • Contribution required towards transport improvements – MEDIUM - <i>Traffic Impact Assessment required to assess extent of work required</i> • Contribution required towards affordable housing provision (on site) • Financial contribution required towards education provision • Financial contribution required towards leisure provision • Development brief required 	2.00	60	2017-2021
H21	Penydarren Reservoir <ul style="list-style-type: none"> • Brownfield site • Under construction through RSL • 100% affordable housing site 	1.16	33	2006-2011

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
H22	Rear of Haydn Terrace, Penydarren <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure provision – LOW - High voltage underground cable borders site to the western boundary - Small section south west corner of site crossed by surface water sewer – can be planned around • Contribution required towards transportation improvements – LOW - Traffic Impact Assessment required to assess extent of work required • Contribution required towards affordable housing provision (on site) • On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management 	2.19	70	2017-2021
H23	Former Dowlais Foundry (Project Heartland) <ul style="list-style-type: none"> • Brownfield site • Utilities infrastructure provision – MEDIUM/HIGH - Hydraulic overloading of local sewerage network - South-east corner of site crossed by underground and overground cables; part of eastern boundary crossed by overhead cables – to be diverted. • Outline consent for 450 dwellings • 12.5% affordable housing to be delivered on site • Site masterplan in place 	12.4	450	2012-2021 2012-2016 200 units 2017-2021 250 units
H24	Dowlais Flats <ul style="list-style-type: none"> • Brownfield site • RSL has residential planning consent • 100% affordable housing site 	1.12	38	2006-2011

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
H25	Outlook Village, Goatmill Road <ul style="list-style-type: none"> • Brownfield site • Council owned land • Affordable housing to be provided (on site) • Financial contribution required towards leisure provision • Revised development brief required 	3.58	160	2012-2016
H26	North of Bradley Gardens, Penyard <ul style="list-style-type: none"> • Brownfield site • Council owned land • Flood mitigation measures may be required on this site – a surface water flood assessment will be required to confirm • Affordable housing to be provided (on site) • Financial contribution required towards education provision • On-site leisure provision to be made in accord with Council specifications including appropriate arrangements for aftercare management • Development brief required 	3.06	110	2017-2021
H27	Pant-y-ffin Road (Queens Exchange), Penyard <ul style="list-style-type: none"> • Brownfield site • Under construction • Will provide approximately 150 affordable homes 	5.63	260	2006-2011
H28	Former Twynyrodyn Junior School <ul style="list-style-type: none"> • Brownfield site • Under construction • 100% affordable housing site 	0.71	24	2006-2011
H29	Twynyrodyn <ul style="list-style-type: none"> • Brownfield site • Council owned land • Flood mitigation measures may be required on this site – a surface water flood assessment will be required to confirm • Contribution required towards affordable housing provision (on site) • On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management • Development brief required 	5.76	180	2012-2016

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
H30	Former Mardy Hospital <ul style="list-style-type: none"> • Predominantly brownfield site • Under construction • Financial contributions secured for affordable housing provision and education provision • Improved leisure provision required on site 	3.88	125	2012-2016
H31	Rhydyar Leisure Village <ul style="list-style-type: none"> • Brownfield site • Utilities infrastructure provision – MEDIUM - Pressurised gas plant lines cross southern part of site – to be diverted. Extreme caution to be exercised. • Residential planning consent granted as part of wider leisure scheme 	0.9	24	2012-2016
H32	The Greenie, Penydarren <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure provision – LOW - Low voltage underground and overhead cables border site to the south and south-east border. • Contribution required towards affordable housing provision (on site preferred) • Financial contribution required towards education provision • Financial contribution required towards leisure provision 	1.73	60	2017-2021
H33	Gethin Tip, Abercanaid <ul style="list-style-type: none"> • Predominantly greenfield site • Utilities infrastructure provision – MEDIUM - High voltage underground and EXTRA high voltage overhead cables border site to the majority of the eastern boundary and small central section of site – to be diverted. - Hydraulic overloading of local sewerage network - Trunk distributor water main runs along eastern boundary of site and crosses site at north-eastern corner – to be planned a round. • Contribution required towards transport improvements – MEDIUM/HIGH - Traffic Impact Assessment required to assess extent of work required. Access will cross Taff Trail cycle path 	10.9	150	2017-2021

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
	<ul style="list-style-type: none"> Flood mitigation measures will be required on this site – a surface water flood assessment will be required to ascertain the exact nature and scale. Contribution required towards affordable housing provision (on site) Financial contribution required towards education provision On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management Development brief required 			
H34	Rocky Road, Penydarren <ul style="list-style-type: none"> Brownfield site Under construction 	0.61	19	2012-2016
H35	Former Rugby Club, Ynysfach <ul style="list-style-type: none"> Brownfield site Under construction 	0.25	13	2006-2011
H36	P & R Motors, Pentrebach <ul style="list-style-type: none"> Brownfield site Utilities infrastructure provision – LOW - Pressurised gas plant lines enter site at north east corner – to be diverted. Extreme caution to be exercised. Contribution required towards affordable housing (on site) Site has planning consent 	0.98	24	2012-2016
Secondary Growth Area				
H43	North of Twynygarreg Road, Treharris <ul style="list-style-type: none"> Brownfield site Under construction 	0.9	25	2006-2011
H44	Oaklands, Treharris <ul style="list-style-type: none"> Brownfield site Council owned site Utilities infrastructure provision – LOW - Site crossed by public sewer (foul and surface water) along north-east strip of site. 	3.65	85	2017-2021

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
	<ul style="list-style-type: none"> - Site crossed by 2 distributor water mains. One crosses centre of site from east to west, the second across the southern quarter of the site, east to west. • Affordable housing to be provided (on site) • Financial contribution required towards leisure provision • Development brief required 			
H45	Cilhaul, Treharris <ul style="list-style-type: none"> • Greenfield site • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision 	1.22	50	2012-2016
H46	Millbrook, Quakers Yard <ul style="list-style-type: none"> • Brownfield site • Under construction 	3.69	54	2006-2011
H47	Ty Llwyd Parc, Quakers Yard <ul style="list-style-type: none"> • Brownfield site • Benefits from outline residential planning consent • Under construction 	0.93	20	2006-2011
H48	Adjacent to Shingrig Estate, Trelewis <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure provision – LOW/MEDIUM - Overhead high voltage lines cross centre of site from north –south direction, and along eastern boundary of site – to be diverted or planned around. - Trunk main crosses small southern sections of site – divert or plan around. - Western entry to site crossed by foul sewage main and two gravity sewers meet at this point – plan around or divert. • Contribution towards transportation improvements – LOW - Work required to ensure appropriate access for scale of development • Flood mitigation measures will be required on this site – a surface water flood assessment will be required to ascertain the exact scale and nature. 	13.76	300	2012-2021 2012-2016 100 units 2012-2016 200 units

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
	<ul style="list-style-type: none"> • Contribution required towards affordable housing provision (on site) • Financial contribution required towards education provision • On-site contribution required towards leisure provision that meets Council specifications including appropriate arrangements for aftercare management • Development brief required 			
H49	Maen Ganol, Trelewis <ul style="list-style-type: none"> • Brownfield site • Utilities infrastructure provision – MEDIUM - Local area suffers from low water pressure – new water main needed. - High voltage overhead lines to be diverted underground and existing underground cables – possible need to plan around. Located at north east boundary. - Possible transformer upgrade needed to accommodate development. • Contribution required towards transportation improvements – MEDIUM - Traffic Impact Assessment required to assess extent of work required. • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision 	2.30	30	2012-2016
H50	Rahber's Corner, Treharris <ul style="list-style-type: none"> • Brownfield site • Under construction through RSL • 100% affordable housing site 	0.3	18	2006-2011
Other Growth Areas				
H37	Mount Pleasant, Troedryhiw <ul style="list-style-type: none"> • Greenfield site • Benefits from outline residential planning consent • Utilities infrastructure provision – LOW - High voltage overhead cables and underground cables along part of southern boundary. • Contribution required toward transportation improvements – LOW 	0.68	10	2012-2016

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
	<ul style="list-style-type: none"> - Traffic Impact Assessment required to assess extent of work required. • Contribution required towards affordable housing (on site) • Financial contribution required towards leisure provision 			
H38	Rear of Oakfield Street, Aberfan <ul style="list-style-type: none"> • Greenfield site • Utilities infrastructure contribution – MEDIUM - High voltage overhead lines cross centre of site north –south –to be diverted or planned around. • Contribution required towards transportation improvements – LOW - Improvement to junction providing access • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision 	1.13	50	2012-2016
H39	Former Merthyr Vale Colliery (Project Riverside) <ul style="list-style-type: none"> • Brownfield site • Outline planning consent includes approximately 15% affordable housing, a new primary school and public open space • Contribution required towards transportation improvements – MEDIUM - Traffic Impact Assessment required to assess extent of work required. • Flood mitigation measures will be required on this site – a surface water flood assessment will be required to ascertain the exact nature and scale. • Contribution required towards affordable housing provision (on site) • Financial contribution required towards leisure provision • Site masterplan in place 	9.12	150	2012-2016

Site ref.	Site name	Size (ha.)	No. of units	Anticipated delivery timetable
H40	Grays Place, Merthyr Vale <ul style="list-style-type: none"> • Brownfield site • Benefits from outline residential planning consent • Contribution required towards affordable housing (on site) • Financial contribution required towards leisure provision 	0.26	10	2012-2016
H41	Rear of Pleasant View, Bedlinog <ul style="list-style-type: none"> • Brownfield site • Utilities infrastructure provision – MEDIUM - Existing substation and low voltage underground network cross site, to be diverted. Located to small section at south of site. - Pressurised gas plant in vicinity to the eastern boundary of site – caution to exercised. Possible diversion. • Contribution required towards affordable housing (on site) • Financial contribution required towards leisure provision 	0.5	10	2017-2021
H42	Cwmfelin, Bedlinog <ul style="list-style-type: none"> • Brownfield site • Under construction • Utilities infrastructure provision – LOW - High voltage underground cable located to north of site to be diverted. - Possible need for new substation on site. • Contribution required towards transportation improvements – MEDIUM - Improvements to access and road widening required to develop site to full extent • Contribution required towards affordable housing (on site) • Financial contribution required towards leisure provision 	5.29	18	2012-2016

Appendix 5 : Schedule of employment sites

- *Potential ground conditions on many sites result from former mining activity in the locality. Appropriate technical investigation and advice on ground stability and other risks should therefore be sought prior to the submission of any planning application.*
- *Development of sites constrained by the capacity of the public waste water treatment works may require developers to fund essential improvements. Private funding of essential improvements will be required should no Regulatory improvements be planned under Welsh Water's Capital Investment Programme.*

Site ref.	Site name	Size (ha.)	Anticipated delivery timetable
E4	Goatmill Road <ul style="list-style-type: none"> • Brownfield site, reclaimed land • B1, B2 and B8 uses • Revised development brief required 	9.98	2012-2021 2012-2016 3.3ha 2017-2021 6.68ha
E5	Ffos-y-Fran <ul style="list-style-type: none"> • Site part of current land reclamation works • B1, B2 and B8 uses 	11.22	2017-2021
E6	Rhydycar <ul style="list-style-type: none"> • Recently reclaimed land; part of site already developed • B1 uses only 	4.65	2006-2011
E8	Car Park, Hoover Factory <ul style="list-style-type: none"> • Site part of existing business area • B1 uses only 	1.67	2012-2016

Appendix 6 : Schedule of leisure facilities to be protected

Parks, Sports Fields, Playgrounds and Informal Recreation Areas

The following sites are owned / maintained by the Council. Privately owned sites serving a similar function may also exist.

COUNTY BOROUGH PARKS	
Name	Ward
Parc Taf Bargoed	Bedlinog
WOODLAND PARK	
Name	Ward
Gethin Woodland Park (Forestry Commission owned)	Plymouth
SPORTS FIELDS	
Name	Ward
Bedlinog Recreation Ground	Bedlinog
Coed y Hendre	Bedlinog
Trelewis Welfare	Bedlinog
Gellideg	Cyfarthfa
Moodies Field	Cyfarthfa
Blaen Dowlais 1	Dowlais
Blaen Dowlais 2	Dowlais
Caeracca	Dowlais
Dowlais Welfare	Dowlais
ICI Fields 1	Dowlais
ICI Fields 2	Dowlais
Prince Charles Hospital Field	Gurnos
Black Lion	Merthyr Vale
Grove North 1	Merthyr Vale
Grove North 2	Merthyr Vale
Grove South 1	Merthyr Vale
Grove South 2	Merthyr Vale
Gellifaelog	Penydarren
The Greenie Upper	Penydarren
The Greenie Lower	Penydarren
Abercanaid	Plymouth
Pentrebach 1	Plymouth
Pentrebach 2	Plymouth
Troedyrhiw	Plymouth
Legion	Town
Mountain Hare Upper	Town
Mountain Hare Lower	Town
Treharris Park Upper	Treharris
Treharris Park Lower	Treharris
Waun	Treharris
Black Patch	Vaynor
Teddingtons	Vaynor
Cefn Coed Playing Fields	Vaynor

PLAYGROUNDS	
Name	Ward
Lewis Street	Bedlinog
Millennium Skateboard Park, Parc Taf Bargoed	Bedlinog
Millennium Park, Parc Taf Bargoed	Bedlinog
Oaklands, Oakland Street	Bedlinog
Nant Gwyn, Shingrig, Trelewis	Bedlinog
Trelewis Bowls, Trelewis Park	Bedlinog
Parc Hen Kick-about, Trelewis Community Centre	Bedlinog
Criccieth Grove, Castle Park	Cyfarthfa
Gellideg Playing Field	Cyfarthfa
Kick-about, Heolgerrig Primary School	Cyfarthfa
Heolgerrig Upper	Cyfarthfa
Twyncarmel	Cyfarthfa
Kick-about, Twyncarmel	Cyfarthfa
Ynysfach	Cyfarthfa
Adjacent to Playing Field, Blaen Dowlais	Dowlais
Balaclava Road, Gellifaelog	Dowlais
Dowlais Park, Dowlais Community Centre	Dowlais
Edward Street, Pant	Dowlais
Gwernllwyn	Dowlais
Pant Park, Pant Road	Dowlais
Station Terrace, Dowlais Top	Dowlais
Upper Row, Penywern	Dowlais
Goitre Lane	Gurnos
Honeysuckle Close	Gurnos
Marsh Community Park, Prince Charles Hospital Fields	Gurnos
Park View, Adjacent to Ynysowen Nursery School	Merthyr Vale
Coventry	Merthyr Vale
Glantaff Road, Aberfan	Merthyr Vale
Grove 1, Grove Fields, Aberfan	Merthyr Vale
Grove 2 (South), Grove Fields, Aberfan	Merthyr Vale
Mount Pleasant Playing Field	Merthyr Vale
Moy Road, Aberfan	Merthyr Vale
Prospect Place, Bellevue Terrace	Merthyr Vale
Taff Street, Aberfan	Merthyr Vale
Ynysowen Fach, Aberfan	Merthyr Vale
Adventure, Cyfarthfa Park	Park
Pool, Cyfarthfa Park	Park
Kick-about, Cyfarthfa Park	Park
Greenie Playing Fields	Penydarren
Haydn Terrace, Penydarren	Penydarren
Hillcrest, Penydarren	Penydarren
Plantation Close	Penydarren
St. John's Grove, Rear of Talbot Square, Penydarren	Penydarren
Abercanaid Recreation Ground	Plymouth
Pentrebach, Recreation Ground	Plymouth
Troedyrhiw Park	Plymouth
Clare Street	Town

Keir Hardie Park, Glasier Road, Twynyroddyn	Town
Legion, Penyard	Town
Thomastown Park	Town
Beechgrove, Edwardsville	Treharris
Cilhaul	Treharris
Fir Tree Drive	Treharris
Graig, Caerphilly Road	Treharris
Royal Hotel	Treharris
Treharris Park	Treharris
Rear of Maple Crescent, Trefechan	Vaynor
Well Street, Cefn Coed	Vaynor
INFORMAL RECREATION AREAS (shown on LDP Proposals Map)	
Name	Ward
Dowlais Reservoirs	Dowlais
Dowlais Ivor Tip	Dowlais
Newland Park (area resulting from Phase 1 of East Merthyr Reclamation Scheme)	Dowlais/Town
Incline Top (area resulting from Phase 2 of east Merthyr Reclamation Scheme)	Dowlais/Town
Gurnos Road /Lakeside Gardens	Gurnos
Former Merthyr Vale Colliery Site	Merthyr Vale
The Greenie	Penydarren
Mardy Incline	Town
Ysgubor Newydd	Town
Berthlwyd, Quakers Yard	Treharris
Ty Llwyd Parc, Quakers Yard	Treharris
The Green, Trefechan	Vaynor
Well Street, Cefn Coed	Vaynor

Appendix 7 : Existing and proposed business/employment sites advanced as areas of search for waste management facilities

The Regional Waste Plan (RWP) 1st Review (2008), prepared in accordance with the provisions of TAN 21: Waste (2001), provides a long term strategic waste management strategy for the sustainable management of wastes and the recovery of resources in South East Wales.

Local Planning Authorities (LPAs) are advised to include in their development plans elements of the RWP that are germane to their areas and should determine actual locations of facilities whilst making provisions in order to implement the requirements of the RWP.

The RWP 1st review contains two separate main elements:-

- a Technology Strategy providing strategic information on the types of waste management/resource recovery facilities required in South East Wales; and
- a Spatial Strategy providing strategic information on the types of locations likely to be acceptable.

The RWP 1st Review does not bring the two elements together in order to identify which technologies should be located at which site or in which area of search. The process of combining the two elements is a policy making exercise which is undertaken at the local level through the Local Development Plan process.

In order to provide adequate flexibility and choice, the RWP 1st Review identifies seven Preferred Options as the 'Technology Strategy'. The Plan sets out an indicative new capacity required and an indicative number of new facilities required in 2013 for each of the seven Preferred Options.

The Spatial Strategy comprises two key elements:-

- Estimates of land area required for new in-building waste management/resource recovery facilities, an analysis of the potentially available land area for new in-building facilities on existing land use class B2 'general industrial' (and similar) employment sites, major industry sites and B2 sites that have already been allocated in development plans, and a list of these sites.
- Areas of search maps for use in identifying new sites for in-building and open-air waste management/resource recovery facilities.

In-building facilities

The estimated total land area required in Merthyr Tydfil for new in-building facilities by 2013 for the seven Preferred Options of the Technology Strategy ranges from between 1.1 to 3.2 hectares. There is, however, approximately 21.20 hectares of B2 'general industrial' employment land allocated within the LDP (see Table 1 below) which can be used to assist in meeting the needs of the waste management industry and facilitating the development of an integrated and adequate network of waste management facilities within the Region.

A number of existing employment sites can also be found throughout the County Borough with vacant building space and developable land available. To allow the potential for greater flexibility in choice of sites for the waste management industry, the existing employment sites, which are identified at Table 2 below, are also put forward as areas of search for in-building waste management/resource recovery facilities as reflected in Policy AS7.

It should however be noted that there are areas within existing employment sites that fall within DAM Zone C2 (see LDP Proposals Map). TAN 15: Development and Flood Risk (2004) identifies incinerators and waste disposal sites as highly vulnerable development and indicates that such developments are not suitable within Zone C2. Developers should consult the Local Planning Authority or the Environment Agency for further information on any site that is potentially at risk from flooding.

Table 1

Site ref.	Name	Location	Developable Area (Hectares)
E4	Goatmill Road	Dowlais	9.98
E5	Ffos-y-Fran	Dowlais	11.22
		Total	21.20

Table 2

Name	Location	Available Industrial/ Warehouse Buildings (M ²)	Developable Area within Site (Hectares)
Pengarnddu	Dowlais Top	-	1.95
Pant Industrial Estate	Pant	2,753	0.54
Goatmill Road	Dowlais	11,695	-
Willows / Dragon Parc	Abercanaid	-	-
Triangle Business Park	Pentrebach	6,350	-
Merthyr Tydfil Industrial Park	Pentrebach	6,550	-
	Total	27,348	2.49

Appendix 8 : Retail floorspace statistics

Within defined hierarchy - gross floorspace estimates (m2)

MERTHYR TYDFIL TOWN CENTRE

Existing	50,140
Committed via unimplemented planning consents /LDP allocations	5,300
Total	55,440

LOCAL CENTRES

Existing	7,000
Committed via unimplemented planning consents /LDP allocations	Nil
Total	7,000

Total Existing

57,140

Total Committed

5,300

Beyond defined hierarchy - gross floorspace estimates (m2)

EDGE OF CENTRE / OUT OF CENTRE RETAIL PARKS

Existing	37,550
Committed via unimplemented planning consents	18,500
Total	56,050

WITHIN EXISTING INDUSTRIAL / BUSINESS SITES

Existing	26,302
Committed via unimplemented planning consents	Nil
Total	26,302

DISPERSED ACROSS OTHER LOCATIONS

Existing	4,122
Committed via unimplemented planning consents	Nil
Total	4,122

Total Existing

67,974

Total Committed

18,500

SOURCE : GOAD Plan, Roger Tym and Partners and MTCBC Estimates.

Appendix 9 : Screening opinion on the need for a Strategic Flood Consequence Assessment (SFCA) of the LDP

Introduction

The screening opinion has been produced against the background of the Environment Agency's *Interim Guidance Note: Strategic Flood Consequence Assessments* (May 2008) which advises Local Planning Authorities (LPAs) to undertake Strategic Flood Consequence Assessments (SFCA) as examples of good practice in the preparation of Local Development Plans.

Aim of SFCA

The aim of SFCA is to help an LPA make informed decisions when considering future development within its area so that, wherever possible, new development is directed away from areas at high risk of flooding. SFCA is intended to form part of the evidence base for the LDP and help determine appropriate development policies and land allocations that:-

- do not increase the risk of flooding, both within the development itself and the surrounding area;
- reduce the level of flood risk, and manage the consequences of flood risk.

Merthyr Tydfil County Borough Council's approach in preparing its LDP

Environment Agency (EA) guidance provides a 3-stage approach to completing and SFCA. In preparing the Merthyr Tydfil LDP, the Council has effectively undertaken the first stage of this approach making use of existing data sources and carrying out an informal analysis based on engineering judgements in line with the precautionary principle outlined in *TAN 15: Development and Flood Risk* (2004). This stage has utilised existing information to determine:-

- whether flooding is a significant issue within the plan area
- where in the plan area flooding occurs
- how new development can avoid adding to that risk
- which of the potential allocations lie outside zone C

The following were considered:-

- Flooding from all potential sources at a strategic scale, including:
 - fluvial flooding
 - groundwater flooding
 - flooding from overland flows
 - flooding from artificial drainage systems
 - flooding from infrastructure failure – includes reservoirs and sewers

- Existing flood risk management infrastructure including the standard of protection provided by existing defences together with an assessment of any physical features which would increase or reduce flooding.
- The potential increase in flood risk to existing developments due to the increased run-off from developments in all flood zones, and potential solutions, such as those offered by Sustainable Drainage Systems (SuDS).
- Any physical features, either natural or man-made, which could breach or would convey flood flow to other areas not considered to be directly at risk from the source.

Summary implications

The primary implications arising from the above analysis relate to fluvial flood risk issues as these have come to the fore as being of strategic importance:-

Land-use allocations

Sufficient information is available to enable the application of a sequential approach to the potential allocation of sites in the LDP. The first choice for allocations are those sites situated in Zone A of the Welsh Assembly Government's Development Advice Maps and the second choice for allocations are those sites situated in Zone B. This accords with the precautionary principle set out in TAN 15.

The LDP has successfully avoided committing new built development to Zone C i.e. those areas of floodplain considered beyond the extreme flood outline and/or where significant flood defence infrastructure does not currently exist. The 3 instances where potential allocations have been made in Zone C are not, in actual fact, new commitments. These are at:-

- Rhydycar (Leisure allocation)

The allocation reflects the outline planning consent granted in 2006, which took into account a comprehensive flood consequence assessment (planning application no. P/04/0631 refers). Only around 5 per cent of the site area falls within a C2 flood zone and within that area, development is now complete.

- Merthyr Tydfil Central Bus Station (Transport/Retail allocation)

Planning consent for a combined retail and leisure development already exists on the bus station site having been granted in 2007 in light of a comprehensive flood consequence assessment (planning application no. P/06/0218 refers). A further flood consequence assessment will be required for any alternative development scenario.

- Former Merthyr Vale Colliery Site (Transport/Residential/Leisure allocation)

Outline planning consent already exists following the outcome of proceedings at the public inquiry held in September 2007, at which, a comprehensive flood consequence assessment was provided (planning application no. P/04/0641 refers). A further flood consequence assessment will be required for any detailed development proposals on site, for example, in relation to the provision of services and infrastructure.

Policies

The desktop analysis has also informed the formulation of an appropriate policy framework in the LDP to facilitate the effective management of flood risk and other issues pertaining to surface water within urban areas.

In affording consistency with the Plan's spatial priorities, Policy BW8 makes clear that should it be necessary to consider land for development within Zone C in future, the relevant assessments and guidance contained within *TAN 15: Development and Flood Risk* (2004), must be complied with.

Policy BW8 is also clear that the Council will require the use of SuDS for the disposal of surface water in order to avoid exacerbating flood risk within river catchments.

Conclusions

In undertaking a desktop analysis that equates to the first stage of SFCA, the Council has successfully achieved the allocation of sites in the lowest risk areas of the County Borough whilst still fulfilling the LDP's overall strategy for growth.

Furthermore, by formulating an appropriate policy response that presumes against future development in high risk areas, the Council will achieve the effective management of flood risk so as to contribute to a reduction in the likelihood of future flood events, ensuring more sustainable patterns of development overall.

Appendix 11a : LDP site assessments – Stage 1, screening proforma

The following proforma was used as an initial screening mechanism at Preferred Strategy stage to ascertain which candidate sites should proceed for further consideration as part of the LDP process. The summary results of initial screening were originally published at Appendix 9a of the Preferred Strategy and are replicated at Appendix 11b overleaf but with a number of additional sites incorporated. These additions are made owing to the fact that between Preferred Strategy and Deposit Stage, further candidate sites were suggested by the Council for possible inclusion in the Plan.

Two further stages of assessment outlining site compatibility with the LDP's strategic objectives and site compatibility with SA objectives are included at Appendix 11c and in the Sustainability Report respectively.

Site ref. no.	
Site name /location	
Whether previously assessed	<ul style="list-style-type: none"> Was the site assessed at Preferred Strategy stage or has it been forthcoming since that time?
Current use or physical condition	<ul style="list-style-type: none"> What is the site's condition or current use? Is it Brownfield or Greenfield?
Relationship to existing settlements	<ul style="list-style-type: none"> Is the site within existing settlement limits? If yes, is it within or at the edge of the main urban area?
Extant planning consents	<ul style="list-style-type: none"> Are there any relevant planning consents in existence?
Status in existing development plan	<ul style="list-style-type: none"> What is the site's status in the adopted Merthyr Tydfil Borough Local Plan?
Potential /absolute policy constraints	<ul style="list-style-type: none"> Is the site within or adjoining an area with a significant environmental designation of international /national importance? Is the site within a defined flood zone? Are there any other conflicts with national policy?

Proximity to basic facilities	<p>Using the Access Audit methodology outlined by the Welsh Local Government Association in Shaping the Way We Work, Live and Play (2007), is the site within desirable maximum walking distance of:-</p> <ul style="list-style-type: none"> • GP facilities (600m) • local shops (600m) • a bus stop (400m) • a primary school (600m)? <p>Is the site within 30 minutes public transport journey time of:-</p> <ul style="list-style-type: none"> • GP facilities (if answer to previous question was negative) • a primary school (if answer to previous question was negative) • a hospital • a secondary school • areas of employment • a major retail centre?
Economic viability	<p>Is the site considered viable to develop given:-</p> <ul style="list-style-type: none"> • topography • condition of the land • any other matters that could contribute towards abnormal costs?
Accessibility	<p>Would existing access arrangements be sufficient?</p> <ul style="list-style-type: none"> • If not, in order to improve access arrangements, does the site require minor, moderate or major works? • Is the site accessible by public transport?
Environmental capital	<ul style="list-style-type: none"> • Are there any landscape /ecological designations on the site, for example, TPOs or SINCS ? • Does the site contain any other features that are considered important for landscape integrity /nature conservation? • Are there any records of European Protected Species being present on the site?

	<ul style="list-style-type: none"> • Are there any archaeological, townscape /built heritage designations on the site, for example, listed buildings or scheduled ancient monuments? • Does the site contain any other features that are considered important for archaeological, townscape /built heritage integrity? • Will the development of the site result in the loss of agricultural land? • Is there potential for the use of renewables through on-site development? • Are there limits on successfully achieving sustainable waste management outcomes? • Will the development of the site result in a negative impact on groundwater catchment areas /watercourses
Context, character, continuity & enclosure	<ul style="list-style-type: none"> • Would there be any adverse impacts on views/vistas resulting from the site's development? • Would there be any potential adverse impacts on or from adjoining land uses including any designations or features present? • If relevant, would development of the site contribute to an active high street frontage?
Infrastructure	<p>Is the site currently serviceable or capable of being serviced by the following physical infrastructure?</p> <ul style="list-style-type: none"> • Highways • Water /wastewater • Energy • Waste
Suitable for further consideration	Given the above assessments, is the site considered suitable for further consideration as part of the LDP process?
Suggested use	If yes, which LDP allocations have resulted?
Mitigation measures	If yes, are any mitigation measures necessary to take account of any significant predicted effects identified above?

Appendix 11b : LDP site assessments - Stage 1 summary matrix

Site screening

The following matrix presents the summary results arising from the first stage of site assessment (site screening). At the end of this stage of assessment, it was considered whether or not the site was suitable to be considered for its further development potential. If this was the case, the site progressed to Stage 2 (Appendix 11c). If not, it was discarded from the process.

Site Ref. No	Site Name/Location	Current Use or Physical Condition	Extant Planning Consents	Proximity to Basic Local Facilities	Economic Viability	Accessibility	Environmental Capital	Context & Character	Continuity & Enclosure	Suitable for Further Consideration	Potential Use/ Potential allocation
1	r/o Oakfield Street, Aberfan	Vacant land	None	Moderately accessible	Yes	Work required	Brownfield site	Acceptable	Yes	Yes	Housing (H38)
2	Y Goedwig, Edwardsville	Woodland	None	Most accessible	Yes	Work required	Potential conflicts	Acceptable	Yes	Yes	Housing
3	Cwrt y Celyn Farm, Trelewis	Agricultural land	None	Moderately accessible	Yes	Work required	Greenfield site	Acceptable	Yes	Yes	Housing (H48)
4	West of A470, Ynysfach	Grazing land	None	Least accessible	Yes	unacceptable	Brownfield site	Problematic	No	No	N/A
5	Pontycnafau 1	Partially reclaimed	None	Least accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Mixed use development
6	Pontycnafau 2	Riverbank	None	Least accessible	n/a	unacceptable	In a C2 zone	Problematic	No	No	N/A
7	Land at Abercanaid 1	Unightly land	None	Least accessible	No	unacceptable	Greenfield site	Problematic	No	No	N/A
8	Land at Abercanaid 2	Unightly land	None	Least accessible	No	unacceptable	Greenfield site	Problematic	No	No	N/A
9	Land at Abercanaid 3	Unightly land	None	Least accessible	No	unacceptable	Greenfield site	Problematic	No	No	N/A
10	Land at Abercanaid 4	Unightly land/ woodland	None	Least accessible	No	unacceptable	Greenfield site	Problematic	No	No	N/A
11	Land at Abercanaid 5	Vacant land	None	Least accessible	No	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing
12	Land at Abercanaid 6	Vacant land	None	Least accessible	No	Acceptable	Acceptable	Acceptable	Yes	Yes	Housing
13	Land adj A4060	Derelict land	permission for reclamation works	Moderately accessible	Yes	Acceptable	Regeneration Potential	Acceptable	Yes	Yes	Reclamation/ Employment (E5)
14	r/o Pleasant View, Bedlinog	Informal recreation	none	Moderately accessible	Yes	Work required	Brownfield site	Acceptable	Yes	Yes	Housing (H41)
15	Land at Bedlinog Farm 1	Agricultural land	none	Moderately accessible	No	major work required	Greenfield site	Problematic	No	No	N/A
16	Land at Bedlinog Farm 2	Agricultural land	none	Moderately accessible	Yes	major work required	Greenfield site	Problematic	Yes	Yes	Housing - on part of site
17	Land at Bedlinog Farm 3	Agricultural land	none	Moderately accessible	Yes	major work required	Greenfield site	Problematic	Yes	Yes	Housing - on part of site
18	West Merthyr 4	Marshy grassland	none	n/a	n/a	n/a	Greenfield site	n/a	n/a	Yes	Informal Recreation
19	West Merthyr 5	Grazing land	none	n/a	n/a	n/a	Greenfield site	n/a	n/a	Yes	Informal Recreation
20	West Merthyr 6	Grazing land	none	n/a	n/a	n/a	Greenfield site	n/a	n/a	Yes	Informal Recreation
21	West Merthyr 7	Agricultural/Woodland, Recreational land	None	n/a	n/a	n/a	Brownfield site	n/a	n/a	Yes	Informal Recreation
22	West Merthyr 8	Agricultural/Woodland, Recreational land		n/a	n/a	n/a	Brownfield site	n/a	n/a	Yes	Informal Recreation
23	Land adj A470/A4060	Pasture	None	Least accessible	Yes	unacceptable	Greenfield	Problematic	No	No	N/A
24	adj Former Railway, Pant	Pasture	None	Least accessible	Yes	major work required	Potential conflicts	Problematic	No	No	N/A
25	adj Pengarnddu Common	Pasture	None	Moderately accessible	Unknown	Work required	Greenfield	Problematic	No	Yes	Employment- only as part of wider scheme
26	Rhydycar West 1	Agricultural, woodland & recreational	none	Least accessible	Yes	Work required	Problematic	Problematic	Yes	No	Mixed use development
27	Land east of Cardiff Road, Merthyr Vale	Woodland	None	Least accessible	No	unacceptable	Woodland	Unacceptable	No	No	N/A

28	Maen Ganol, Trelewis	Vacant, former colliery site	Residential	Moderately accessible	Yes	major work required	Regeneration potential	Acceptable	Yes	Yes	Housing (H49)
29	adj Grays Place, Merthyr Vale	Garages	Residential	Moderately accessible	Yes	Acceptable	Brownfield	Acceptable	Yes	Yes	Housing (H40)
30	St Tydfil's Hospital	Hospital	None	Most accessible	Yes	Acceptable	Potential conflicts	Acceptable	Yes	Yes	Housing, community use-providing buildings of historic value can remain (H20)
31	Hollies Health Centre	Health centre	None	Most accessible	Yes	Acceptable	Brownfield	Acceptable	Yes	Yes	Leisure, office, community use
32	Seymour Berry Centre, Dowlais	Health centre	None	Most accessible	Yes	Acceptable	Brownfield	Acceptable	Yes	Yes	Housing, community use
33	Land north/south of A465 at Baverstocks 1	Grazing	None	Least accessible	No	unacceptable	Problematic	Unacceptable	No	No	N/A
34	Land north/south of A465 at Baverstocks 2	Grazing	None	Least accessible	Yes	unacceptable	Derelict land, but problematic	Unacceptable	No	No	N/A
35	r/o Brondeg	Grazing	Decision pending: residential	Most accessible	Yes	Acceptable	Potential conflicts	Acceptable	Yes	Yes	Housing/ education - providing environmental considerations are dealt with (H14)
36	Units 1 & 2 Pengamddu	Storage & distribution (1 unit empty)	B8 and ancillary retail (retail restricted to 25%)	Moderately accessible	Unknown	Work required	Brownfield	Acceptable	Yes	Yes	Retail (bulky goods only)- if need can be proved in this location
37	Pengamddu	Bulky goods retail, storage & distribution	B8, retail	Moderately accessible	Unknown	Work required	Brownfield	Acceptable	Yes	Yes	Retail (bulky goods only)- if need can be proved in this location
38	Land at Trelewis	Grazing	None	Least accessible	Yes	Work required	Problematic	Unacceptable	Yes	No	N/A
39	Land at top of Winchfawr Road	Derelict land	None	Moderately accessible	Yes	Work required	Brownfield, but problematic	Unacceptable	No	No	N/A
40	31 Winchfawr Road	Former dwelling house (demolished)	Residential	Moderately accessible	Yes	Work required	Brownfield, but problematic	Unacceptable	No	No	N/A
41	Berthlwyd Farm	Agricultural	None	Least accessible	Yes	major work required	Problematic	Unacceptable	No	No	N/A
42	Ochor y Mynydd	Agricultural	None	Moderately accessible	Yes	Work required	Largely greenfield but buildings on site + some derelict land	Acceptable	Yes	Yes	Housing - providing a suitable footway is provided
43	Land at Caer Llwyn, Trefechan	Fields	None	Moderately accessible	Yes	Acceptable	Greenfield	Acceptable	Yes	Yes	Housing
44	Winchfawr Road 1	House building site	Residential	Most accessible	Yes	Acceptable	Building site	Acceptable	Yes	Yes	Housing (H12)
45	Winchfawr Road 2	House building site	Residential	Most accessible	Yes	Acceptable	Building site	Acceptable	Yes	Yes	Housing (H12)
46	land adj Winchfawr Road	Mainly disused quarry	None	Moderately accessible	Yes	Acceptable	Derelict land, but problematic	Unacceptable	No	No	N/A
47	adj Cefn Hotel	former farmhouse/ buildings	None	Moderately accessible	Yes	Work required	Greenfield	Acceptable	Yes	Yes	Housing
48	Ffos y Fran 1	Derelict land	permission for reclamation works	Least accessible	Yes	Acceptable	Brownfield	Acceptable	Yes	Yes	Reclamation
49	Ffos y Fran 2	Derelict land	permission for reclamation works	Moderately accessible	Yes	Acceptable	Brownfield	Acceptable	Yes	Yes	Reclamation/ Employment (E5)
50	Ffos y Fran 3	Derelict land	permission for reclamation works on part of site	Least accessible	Yes	Acceptable	Brownfield	Acceptable	Yes	Yes	Reclamation/ Ecological area
51	Ffos y Fran 4	Disposal point	Unknown	Moderately accessible	Yes	Acceptable	Brownfield	Acceptable	No	Yes- but liaison with Caerphilly CBC required	Upgraded disposal point for mineral processing
52	Queens Exchange	Vacant land	Full - residential	Most accessible	Yes	Acceptable	Regeneration Potential	Acceptable	Yes	Yes	Housing (H27)
53	Coly Isaf Farm	Pasture/Grazing land	none	Least accessible	Yes	major work required	Unacceptable loss	Unacceptable	no	No	N/A
54	Bailey Glas, Heolgerriq 1	Grazing land	none	Moderately accessible	Yes	Acceptable	Brownfield site	Problematic	no	No	N/A

55	Bailey Glas, Heolgerrig 2	Grazing land	none	Moderately accessible	Not known	Acceptable	Brownfield site	Problematic	no	No	N/A
56	Land at Climbing Centre	Leisure/Business	none	Moderately accessible	Yes	Acceptable	Problematic	Problematic	no	No	Only small scale expansion of existing development acceptable
57	South of Cwmfelin	Grazing land	none	Moderately accessible	Yes	Acceptable	Problematic	Problematic	no	No	N/A
58	Land west of Cwmglo Road	Grazing land	none	Moderately accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Housing
59	Land north of Climbing Centre, Trelewis	Leisure/Business	none	Moderately accessible	Yes	Acceptable	Problematic	Problematic	no	No	N/A
60	Land east of Trelewis	Pasture/Grazing land	none	Moderately accessible	Yes	Work required	Potential conflicts	Acceptable	Yes	Yes	Housing - on part of site (H48)
61	South of Morlais Golf Club	Grass/scrub	none	Moderately accessible	Yes	Work required	Conflicts	Problematic	no	No	N/A
62	Old Ffrwd Road										Land in BBNP
63	Cwmglo 1	Grazing land	none	Least accessible	Unlikely	Work required	Greenfield site	Infrastructure problems	no	No	N/A
64	Cwmglo 2	Grazing land	none	Least accessible	Unlikely	Work required	Greenfield site	Infrastructure problems	no	Yes	Housing - only as part of a wider scheme
65	r/o Bryntaf	Grazing land	none	Moderately accessible	Yes	Work required	Greenfield site	Acceptable	Yes	Yes	Housing
66	Former Dowlais Foundry	Reclaimed land	none	Most accessible	Yes	Acceptable	Regeneration Potential	Acceptable	Yes	Yes	Housing/Recreation (H23)
67	Goatmill Road	Reclaimed land	none	Most accessible	Yes	Acceptable	Regeneration Potential	Acceptable	Yes	Yes	Employment/Housing (E4/H25)
68	Swansea Road	Reclaimed land	Outline - Retail/Leisure	Most accessible	Yes	Acceptable	Regeneration Potential	Acceptable	Yes	Yes	Retail/Leisure (R2/L2)
69	Former Georgetown Tip	Reclaimed land	Hospital/Residential	Most accessible	Yes	Acceptable	Regeneration Potential	Acceptable	Yes	Yes	Housing/Community/Leisure (H16)
70	Castle Street	Vacant land	none	Most accessible	Yes	Acceptable	Regeneration Potential	Acceptable	Yes	Yes	Retail/Leisure (R1)
71	Rhydyar	Playing fields	Outline - mixed leisure	Most accessible	Yes	Acceptable	Regeneration Potential	Acceptable	Yes	Yes	Leisure/Recreation/Housing (L1/H31)
72	Former Merthyr Vale Colliery	Reclaimed land	Public Inquiry	Most accessible	Yes	Acceptable	TAN 15 issues	Acceptable	Yes	Yes	Housing/Recreation/Life-long Learning (H39/L13)
73	Land East of Dyffryn Fawr	Small holding	none	Moderately accessible	Not known	Work required	Acceptable	Unacceptable	no	No	N/A
74	land at Gilfach Maen Isaf, Trelewis	Agricultural	None	Least accessible	Yes	major work required	Problematic	Problematic	no	Yes	Housing - on small part of site, next to Maen Gilfach
75	land East of Oakland Street, Bedlingog	Agricultural	None	Moderately accessible	Yes	Acceptable	Greenfield site	Acceptable	Yes	Yes	Housing
76	Land east of Cardiff Road, Merthyr Vale (2)	Woodland	None	Least accessible	no	unacceptable	Woodland	Unacceptable	no	No	N/A
77	Gethin Tip, Abercanaid	Derelict land	None	Most accessible	Yes	Acceptable	Potential conflicts	Acceptable	Yes	yes	Housing (H33)
78	r/o Diana Street, Troedyrhiw	Grazing land	None	Least accessible	Yes	Work required	Greenfield site	Problematic	Yes	yes	Housing
79	land at Top of Heolgerrig	Derelict land	None	Meast accessible	Not known	Work required	Greenfield site	Problematic	no	No	N/A
80	Sweetwater Park, Trefechan	House building site	Residential	Moderately accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H1)
81	Trevor Close, Pant	Vacant land	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H2)
82	Beacon Heights, Swansea Road	House building site	Residential	Moderately accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H3)
83	Bryngwyn Farm, Swansea Road	Agricultural land	None	Most accessible	Yes	Acceptable	Potential conflicts	Problematic	Yes	Yes	Housing (H4)
84	Adj Twyncarmel Shop	House building site	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H5)
85	Clwydyfagwr, Swansea Road	disused tip	None	Most accessible	Yes	Work required	Brownfield site	Acceptable	Yes	Yes	Housing (H6)
86	Cyfarthfa Mews, Swansea Road	House building site	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H7)
87	Gellideg Flats	vacant flats	None	Most accessible	Yes	Acceptable	Regeneration Potential	Acceptable	Yes	Yes	Housing (H8)
88	South of Castle Park, Twyncarmel	Grazing land	None	Most accessible	Not known	Work required	Potential conflicts	Problematic	Yes	Yes	Housing (H9)
89	Cwmglo Road, Heolgerrig	agricultural/grassland	residential	Most accessible	Yes	Acceptable	Potential conflicts	Acceptable	Yes	Yes	Housing (H13)

90	Upper Georgetown Plateau	Reclaimed land		Most accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Housing (H15)
91	Former Vulcan Brewery	disused depot	application under consideration for residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H17)
92	Gwaelodygarth House	House building site	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H18)
93	Goitre Lane, Gurnos	Grazing land	None	Most accessible	Yes	Work required	Acceptable	Acceptable	Yes	Yes	Housing (H19)
94	The Greenie, Penyarden	Grazing land	None	Most accessible	Yes	Work required	Acceptable	Problematic	no	Yes	Housing (H32)
95	Penyarden Reservoir	House building site	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H21)
96	r/o Haydn Terrace, Penyarden	vacant land	None	Most accessible	Yes	Work required		Acceptable	Yes	Yes	Housing (H22)
97	Dowlais Flats	vacant land	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H24)
98	North of Bradley Gardens, Penyard	Reclaimed land	None	Most accessible	Yes	Work required	Brownfield site	Acceptable	Yes	Yes	Housing (H26)
99	Former Twynyrodyn Junior School	former school	None	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H28)
100	Twynyrodyn	Grass/scrub	None	Most accessible	Yes	Work required	Potential conflicts	Acceptable	Yes	Yes	Housing (H29)
101	Mardy Hospital	House building site	Residential	Most accessible	Yes	Work required	Brownfield site	Acceptable	Yes	Yes	Housing (H30)
103	North of Twynygarreg Road, Treharris	House building site	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H43)
104	Oaklands, Treharris	vacant land	None	most accessible	Yes	Work required	Acceptable	Acceptable	Yes	Yes	Housing (H44)
105	Cilhaul, Treharris	Grass/scrub	None	Most accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Housing (H45)
106	Millbrook, Quakers Yard	House building site	Residential	Most accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Housing (H46)
107	Ty Llwyd Parc, Quakers Yard	vacant land	outline residential	Most accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Housing (H47)
108	Rahbers Corner, Treharris	House building site	Residential	Mostly accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H50)
109	Cwmfeilin, Bedlinog	House building site	Residential	Moderately accessible	Not known	major work required	Potential conflicts	Acceptable	Yes	Yes	Housing (H42)
110	Rocky Road, Penyarden	House building site	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H34)
111	P & R Motors, Pentrebach	auto repair yard	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H36)
112	Former Rugby Club, Ynysfach	House building site	Residential	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Housing (H35)
113	site at Pant Industrial Estate	vacant industrial land	None	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Employment (E3)
114	Rhydycar Business Park	Reclaimed land	business centre	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Employment (E6)
115	Dragonparc, Abercanaid	vacant industrial land	None	Most accessible	Yes	Acceptable	Brownfield site	Acceptable	Yes	Yes	Employment (E7)
116	Adj Old Forge Park	Reclaimed land	None	Most accessible	Yes	Work required	Brownfield site	Acceptable	yes	yes	Housing (H10)
117	Winchfawr	scrubland	residential	Moderately accessible	yes	Work required	Potential conflicts	acceptable	yes	yes	Housing (H11)
118	Mt Pleasant, Troedyrhiw	Shrubbed area	residential	Moderately accessible	Yes	Work required	Greenfield site	Acceptable	Yes	Yes	Housing (H37)
119	Pengamddu 1	Storage depot	None	Moderately accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Employment (E1)
120	Pengamddu 2	Storage depot	None	Moderately accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Employment (E2)
121	Upper Georgetown Plateau 2	Reclaimed land	Community Hospital	Most accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Community Hospital (CH1)
122	Fox Street, Treharris	Vacant land	Community Hospital	Most accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Community Hospital (CH2)
123	Merthyr Tydfil College	College buildings	none	Most accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Education facilities (LL1)
124	Queens Exchange 2	Vacant land	Primary school	Most accessible	Yes	Acceptable	Acceptable	Acceptable	Yes	Yes	Education facilities (LL2)

Appendix 11c : LDP site assessments - Stage 2 summary matrix Compatibility with LDP strategic objectives

This stage of the process allowed the Council to assess possible future allocations against the strategic objectives of the LDP. The approach involved using a simple scoring system to reflect the perceived likelihood of the site's preferred use achieving each environmental, economic and social objective. Scores range from +2 to -2 and were awarded on the following basis:-

Very likely	+2
Likely	+1
Neutral / unknown	0
Unlikely	-1
Very unlikely	-2

The summary results of this assessment were originally set out in Appendix 9b of the Preferred Strategy and are replicated below with a number of revisions incorporated. Revisions have been made owing to the fact that between Preferred Strategy and Deposit Stage:-

- the strategic objectives of the LDP were refined in order to improve their relationship with the issues of importance identified in the evidence base, and
- further candidate sites were suggested by the Council for possible inclusion in the Plan.

The final stage of the site assessment process (compatibility with the SA objectives) is included at Appendix 8 of the Sustainability Report.

	SITE NAME/LOCATION	To capitalise on Merthyr's strategic position, further developing its role as the main commercial, service and employment centre in the Heads of the Valleys area by focusing development within the main town of Merthyr Tydfil.	To focus appropriate levels of development within the County Borough's smaller valley communities to create affordable and attractive places to live with good access to jobs and services	To promote regeneration through the use of suitable and appropriate brownfield land rather than greenfield sites	To support the principle of sustainability via an energy efficient land use/ transport strategy	To manage natural resources wisely avoiding irreversible damage in order to maintain and enhance their value for future generations	To provide a range of dwelling sizes and types, including affordable and special needs housing, which support the needs of the local community, attract new inhabitants to the area and create mixed and socially inclusive communities	To improve and diversify the economy, safeguarding existing jobs and creating a range of new job opportunities in a sustainable manner	To promote social inclusion and ensure equality of opportunity through reducing the need to travel and providing better access by sustainable means to employment opportunities, community facilities and services	To promote health and well-being by providing accessible and varied opportunities for leisure and recreational activities	To ensure good quality design of new development and creation of safer communities	To ensure the continued protection and enhancement of the natural, cultural, built and historic environment	To contribute towards reducing the impact of climate change through reduced carbon dioxide emissions in new developments	TOTAL SCORE
1	r/o Oakfield Street	0	1	0	0	0	1	0	0	0	1	1	0	4
2	Y Goedwig	0	1	-1	-1	-1	1	0	0	0	0	0	0	-1
3	Cwrt y Celyn, Trelewis	-1	2	-1	1	0	2	0	1	0	2	1	1	8
5	Pontycfau 1	1	0	1	1	0	0	1	1	0	1	1	1	8
11	Land at Abercanaid 5	1	0	0	0	0	0	0	0	0	0	0	1	2
12	Land at Abercanaid 6	1	0	0	0	0	0	0	0	0	0	0	1	2
13	Land adj A4060	1	0	0	0	0	0	0	0	0	0	0	1	2
14	r/o Pleasant View, Bedlinog	0	1	1	0	0	1	0	0	0	1	1	1	6
16	Bedlinog Farm 2	0	0	-2	-1	-2	1	0	-1	0	0	-1	-1	-7
17	Bedlinog Farm 3	0	0	-2	-1	-2	1	0	-1	0	0	-1	-1	-7
18	West Merthyr 4	0	0	2	0	2	0	0	0	1	0	1	2	8
19	West Merthyr 5	0	0	2	0	2	0	0	0	1	0	1	2	8
20	West Merthyr 6	0	0	2	0	2	0	0	0	1	0	1	2	8

21	West Merthyr 7	0	0	2	0	2	0	0	0	1	0	1	2	8
22	West Merthyr 8	0	0	2	0	2	0	0	0	1	0	1	2	8
25	adj Pengarnddu Common	1	0	1	0	0	0	0	0	0	0	0	1	3
26	Rhydycar West 1	1	-2	-2	0	-2	2	1	0	0	1	0	-1	-2
28	Maen Ganol, Trelewis	0	1	1	0	0	1	0	0	0	1	1	1	6
29	adj Grays Place, Merthyr Vale	0	1	1	0	0	1	0	0	0	1	1	1	6
30	St Tydfil's Hospital	1	0	1	1	0	2	0	1	0	2	0	1	9
31	Hollies Health Centre	1	0	0	0	0	0	0	1	0	0	0	0	2
32	Seymour Berry Centre, Dowlais	1	0	0	0	0	0	0	1	0	0	0	0	2
35	r/o Brondeg	1	0	0	1	0	1	0	0	0	1	1	1	6
36	Units 1 & 2 Pengarnddu	1	0	0	0	0	0	0	0	0	0	0	0	1
37	Pengarnddu	1	0	0	0	0	0	0	0	0	0	0	0	1
42	Ochor y Mynydd	1	0	0	0	0	1	0	-1	0	1	0	0	2
43	Land at Caer Llwyn, Trefechan	1	0	0	0	0	1	0	0	0	0	0	0	2
44	Winchfawr Road 1 (north)	1	0	0	0	0	1	0	0	0	0	1	0	3
45	Winchfawr Road 2 (south)	1	0	0	0	0	1	0	0	0	0	1	0	3
47	adj Cefn Hotel	1	0	0	0	0	1	0	0	0	0	1	0	3
48	Ffos y Fran 1	1	0	1	0	1	0	0	0	0	0	1	-1	3
49	Ffos y Fran 2	1	0	1	0	1	0	2	1	0	0	1	-1	6
50	Ffos y Fran 3	1	0	1	0	1	0	0	0	0	0	1	-1	3
51	Ffos y Fran 4	1	0	1	0	1	0	1	0	0	0	1	-1	4
52	Queens Exchange	2	0	1	1	0	2	0	0	0	2	1	0	9
58	Land west of Cwm Glo Road	1	0	0	0	0	0	0	0	0	0	1	0	2
60	Land east of Trelewis	-1	2	-1	1	0	2	0	1	0	2	1	1	8
64	Cwmglo 2	1	0	-1	0	-1	1	0	0	0	0	0	1	1
65	r/o Bryntaf	0	1	0	0	0	1	0	0	0	0	0	1	3
66	Former Dowlais Foundary	2	0	2	1	0	2	0	1	0	2	2	0	12
67	Goatmill Road	2	0	2	1	0	2	2	2	0	2	2	2	17
68	Swansea Road	2	0	2	1	0	0	1	1	2	1	2	0	12
69	Former Georgetown Tip	2	0	2	2	0	2	0	1	0	1	1	1	12
70	Castle Street	2	0	2	2	0	0	2	1	1	1	1	1	13
71	Rhydycar	2	0	1	1	0	1	2	2	2	1	1	1	14
72	Former Merthyr Vale Colliery	0	2	2	1	0	2	1	2	0	2	2	1	15
74	land at Gilfach Maen Isaf	0	0	0	-1	0	1	0	-1	0	0	0	0	-1
75	land East of Oakland St, Bedlinog	0	1	0	0	0	1	0	0	0	0	1	0	3
77	Gethin Tip	2	0	0	1	-1	2	0	1	0	1	1	0	7
78	r/o Diana Street, Troedyrhiw	0	1	0	0	0	0	0	0	0	0	0	0	1
80	Sweetwater Park, Trefechan	1	0	0	0	0	1	0	0	0	1	1	0	4
81	Trevor Close, Pant	1	0	1	0	0	1	0	0	0	1	1	0	5
82	Beacon Heights, Swansea Road	2	0	1	0	0	2	0	0	0	1	1	0	7
83	Bryngwyn Farm, Swansea Road	1	0	0	0	0	1	0	0	0	1	1	1	5
84	Adj Twyncarmel Shop	1	0	1	0	0	1	0	0	0	1	1	0	5
85	Clwydyfagwr, Swansea Road	1	0	1	0	0	1	0	0	0	1	1	1	6
86	Cyfarthfa Mews, Swansea Road	1	0	1	0	0	1	0	0	0	1	1	0	5
87	Gellideg Flats	1	0	2	1	0	2	0	1	0	1	2	0	10
88	South of Castle Park, Twyncarmel	1	0	0	0	0	2	0	0	0	2	1	1	7
89	Cwmglo Road, Heolgerrig	1	0	0	0	0	1	0	0	0	1	1	0	4
90	Upper Georgetown Plateau	2	0	2	1	0	1	0	1	0	2	1	1	11
91	Former Vulcan Brewery	1	0	2	1	0	1	0	0	0	1	2	1	9
92	Gwaelodygarth House	1	0	1	0	0	1	0	0	0	1	2	1	7
93	Goitre Lane, Gurnos	1	0	0	0	0	2	0	0	0	2	1	1	7
94	The Greenie, Penydarren	1	0	0	0	0	1	0	0	0	1	1	1	5
95	Penydarren Reservoir	1	0	1	0	0	1	0	0	0	1	1	0	5
96	r/o Haydn Terrace, Penydarren	1	0	0	0	0	1	0	0	0	1	1	1	5
97	Dowlais Flats	1	0	2	1	0	1	0	1	0	1	2	1	10
98	North of Bradley Gardens, Penyard	1	0	1	0	0	2	0	0	0	1	1	1	7
99	Former Twynyrodyn Junior School	1	0	2	0	0	1	0	0	0	1	1	1	7
100	Twynyrodyn	1	0	0	0	0	2	0	0	0	2	1	1	7
101	Mardy Hospital	1	0	1	0	0	1	0	0	0	1	1	1	6

103	North of Twynygarreg Road, Treharris	0	1	1	0	0	1	0	0	0	1	1	1	6
104	Oaklands, Treharris	0	1	1	0	0	1	0	0	0	1	1	1	6
105	Cilhau, Treharris	0	1	0	0	0	1	0	0	0	1	1	1	5
106	Millbrook, Quakers Yard	0	1	-1	0	0	1	0	0	0	1	1	1	4
107	Ty Llwyd Parc, Quakers Yard	0	1	1	0	0	1	0	0	0	1	1	1	6
108	Rahbers Corner, Treharris	0	2	2	1	0	2	0	2	0	2	2	1	14
109	Cwmfelin, Bedlinog	0	1	0	-1	0	1	0	0	0	1	1	1	4
110	Rocky Road, Penydarren	1	0	1	0	0	1	0	0	0	1	1	0	5
111	P & R Motors, Pentrebach	1	0	1	0	0	1	0	0	0	1	1	0	5
112	Former Rugby Club, Ynysfach	1	0	1	0	0	1	0	0	0	1	1	0	5
113	site at Pant Industrial Estate	1	0	1	0	0	0	1	0	0	0	0	0	3
114	Rhydycar Business Park	2	0	2	1	0	0	2	2	0	1	1	0	11
115	Dragonparc, Abercanaid	1	0	1	0	0	0	1	1	0	0	0	0	4
116	Adj Old Forge Park	0	0	2	1	1	2	0	0	0	1	1	1	9
117	Winchfawr	0	0	1	1	1	1	0	0	0	1	1	1	7
118	Mt Pleasant, Troedryhiw	0	1	-1	1	1	1	0	0	0	1	1	1	6
119	Pengarnddu 1	1	0	2	1	1	0	1	1	0	1	1	1	10
120	Pengarnddu 2	1	0	2	1	1	0	1	1	0	1	1	1	10
121	Upper Georgetown Plateau 2	1	0	2	1	1	0	1	2	0	1	1	1	11
122	Fox Street, Treharris	1	2	2	1	1	0	1	2	0	1	1	1	13
123	Merthyr Tydfil College	2	0	2	2	1	0	1	2	0	2	1	1	14
124	Queens Exchange 2	1	0	1	1	1	0	1	1	0	2	1	2	11