

INSPECTOR'S REPORT, APPENDIX A

Merthyr Tydfil Local Development Plan 2006-2021

Schedule of proposed minor changes

The following schedule consists of minor changes to the LDP, which comprise factual and typographical changes, and which the Council wishes the Inspector to consider for endorsement in the writing of his report.

The minor changes have been arranged in Plan order with changes / additions to the text highlighted in **bold**. Where it is proposed to remove text and for it not to be replaced, the text is shown as ~~scored through~~.

A separate schedule has been drawn up for Matters Arising Changes (MACs) to the Plan, which the Council wishes the Inspector to consider for recommendation in the writing of his report.

Minor 1	1.1	FORMAT OF THE DEPOSIT PLAN
	1.1.14	<p>Paragraph renumbered to 1.1.13 with minor amendments as follows:</p> <p>A range of documents have been prepared to complement and support the policies and proposals of the Deposit Plan; these documents are as follows:-</p> <ul style="list-style-type: none">• Planning Constraints Map• Sustainability Report, including a non-technical

	<p>1.3.27</p> <p>1.3.28</p> <p>1.3.30</p> <p>1.3.31</p> <p>1.3.32</p> <p>1.3.33</p>	<p>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.</p> <p>Paragraph renumbered to 1.3.1 with a minor change as follows:</p> <p>Monitoring</p> <p>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.</p> <p>Paragraph renumbered to 1.3.2</p> <p>Paragraph renumbered to 1.3.7</p> <p>Paragraph renumbered to 1.3.8 with minor amendments as follows:</p> <p>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.</p> <p>Paragraph renumbered to 1.3.9</p> <p>Paragraph renumbered to 1.3.10</p>
Minor 4	<p>1.4.2</p> <p>1.4.7</p>	<p>Minor changes to final sentence as follows:</p> <p>In producing the LDP, the Council must have regard to national planning policies as set out in <i>Planning Policy Wales (Edition 3, 2010)</i>, <i>Minerals Planning Policy Wales (2000)</i>, and various <i>Circulars</i> together with a variety of <i>Technical Advice Notes (TANs)</i>.</p> <p>Minor change to third sentence as follows:</p> <p>The Council has worked closely with the other 10 unitary authorities in the south-east Wales region as required by <i>Planning Policy Wales (Edition 3, 2010)</i> and apportioned householder forecasts up to 2021 through the South East</p>

		Wales Strategic Planning Group (SEWSPG).
	1.4.9	<p>Minor changes to the paragraph as follows:</p> <p>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 <i>Regional Technical Statement for Aggregates (2008)</i>. In terms of coal, the LDP has safeguarded certain areas from development in accord with the provisions of <i>Minerals Technical Advice Note 2- Coal</i> (2009) so as to avoid the sterilisation of known resources.</p>
	1.4.11	<p>Minor change to the first sentence as follows:</p> <p>The draft <i>Children and Young People's Plan 2008-2011</i> (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.</p>
	1.4.13	<p>Minor change to the first sentence as follows:</p> <p>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 draft <i>County Borough Regeneration Strategy</i> (2007) to provide the strategic direction for renewal activity during the next five years.</p>
	1.4.14	<p>Minor change to the second sentence as follows:</p> <p><i>The Local Housing Market Assessment (LHMA) (2010)</i> has enabled the Council to develop a thorough understanding of the nature and level of housing need in the County Borough.....</p>
	1.4.15	<p>Minor change to the second sentence as follows:</p> <p>The LDP complements <i>The Town Centre Regeneration Strategy - The Big Heart of Merthyr Tydfil</i> (2002) and the <i>Merthyr Tydfil Town Centre Strategic Review</i> (2009) in identifying the centre as one of the County Borough's key assets that can act as the lynchpin for regeneration.</p>

	1.4.16	Minor change to final sentence as follows: Merthyr Tydfil's potential contribution to realising this concept is being taken forward through ongoing work on the Council's draft <i>Tourism Strategy (2008)</i> which the LDP has taken full account of.
	1.4.19	Minor change to first sentence as follows: 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.
Minor 5	1.5.2	Minor change to second sentence as follows: The appraisal has comprised a number of distinct stages and these are outlined fully in the Sustainability Report published alongside the deposit Plan.
Minor 6	2.1.14	Minor change to second sentence as follows: The County Borough has 7 Conservation Areas and over 200 Listed Buildings and Ancient Monuments.
Minor 7	2.2.10	Minor change to first sentence as follows: 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.
Minor 8	2.4.1	Minor change to second sentence of paragraph as follows: 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	Minor change to first sentence of paragraph as follows: Overall, the deposit Plan aims to provide a basis for meeting the economic, social and environmental needs of the County Borough.....
Minor 9	2.5.6	Minor change to second sentence of paragraph as follows: 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.

	2.5.7	Minor change to second sentence of paragraph as follows: Those sites with the fewest constraints are expected to come forward first and are therefore designated Category 1 to be completed by 2011.
	2.5.8	Redrafting of paragraph as follows: The LDP's employment land allocations are at Goatmill Road, Rhydycar and the Hoover Car Park, Pentrebach. The former, along with other B2 industrial estates, is identified as an area of search to accommodate appropriate waste management facilities. This is a specific requirement of all LDPs in order to contribute to the ongoing implementation of the <i>South East Wales Regional Waste Plan</i>.
	2.5.9	Minor change to first sentence of paragraph as follows: 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.
	2.5.12	Minor change to second sentence of paragraph as follows: Those sites with the fewest constraints are expected to come forward first and are therefore designated Category 1 to be completed by 2011.
	2.5.13	Deletion of final sentence as follows: 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. Policies will, however, aim to support existing business premises and encourage the use of existing land and buildings for new and expanded business.
	2.5.14	Redrafting of second sentence as follows: 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.
	2.5.17-2.5.28	Paragraphs renumbered 2.5.16-2.5.27
Minor 10	4.4.1	First sentence amended to read: <i>Planning Policy Wales (Edition 3, 2010)</i> requires that

		local planning authorities take into account information on.....
Minor 11	4.15.7	Paragraph deleted.
	4.15.8 - 4.15.12	Paragraphs renumbered to 4.15.7 - 4.15.11. Text unchanged.
Minor 12	4.16.2	First sentence deleted and remainder of paragraph to be amended as follows: The site 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	Second sentence amended to read: On completion, the site will provide a state-of-the-art swimming pool, a gymnasium/fitness centre, an 8-screen cinema, a bowling alley , a hotel and a number of restaurants.
	4.16.6	Paragraph re-numbered to 4.16.4. Text unchanged.
	4.16.7	Paragraph re-numbered to 4.16.5. First sentence amended to read: 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 <i>Planning Policy Wales (Edition 3, 2010) paras 10.2.9 to 10.2.13</i> , 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.
Minor 13	4.17.3 - 4.17.5	Paragraphs renumbered to 4.17.4 - 4.17.6. Text unchanged.
	4.17.6	Paragraph renumbered to 4.17.7 and amended to read as follows: Future maintenance 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. some of which may even become unusable. The situation will continue to be monitored and will inform future reviews of the LDP.
Minor 14	5.6.1 <	

		<div>SITES OF SPECIAL SCIENTIFIC INTEREST (shown on LDP proposals map)</div> <p>Add numbering to sites listed in the SINC section of the schedule.</p>						
Minor 17	Appendix 2 - Schedule of townscape and built heritage designations	Replace all references to 'LDP constraints map' with 'LDP proposals map'.						
Minor 18	Appendix 6 - Schedule of leisure facilities to be protected	<p>Add text to Woodland Park Section of schedule as follows:</p> <table><tr><th colspan="2">WOODLAND PARK</th></tr><tr><th>Name</th><th>Ward</th></tr><tr><td>Gethin Woodland Park (Forestry Commission owned)</td><td>Plymouth</td></tr></table>	WOODLAND PARK		Name	Ward	Gethin Woodland Park (Forestry Commission owned)	Plymouth
WOODLAND PARK								
Name	Ward							
Gethin Woodland Park (Forestry Commission owned)	Plymouth							
Minor 19	Appendix 7 - Existing and proposed business/employment sites advanced as areas of search for waste management facilities	<p>Amend eighth paragraph to read as follows: 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, these 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.</p> <p>Add new paragraph after eighth paragraph and before Table 1: 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</p>						

		any site that is potentially at risk from flooding.
Minor 20	Appendix 11b - LDP site assessments	<p>Add text to fourth column of candidate site 50: permission for reclamation works on part of site</p> <p>Add text to twelfth column of candidate site 50: Reclamation/ Ecological area</p>