

INSPECTOR'S REPORT, APPENDIX B

Merthyr Tydfil Local Development Plan 2006-2021

SCHEDULE OF MATTERS ARISING CHANGES

This schedule is based on the Schedule of Proposed Matters Arising Changes which was presented by the Council as Examination document EXAM070. For reasons detailed in the Report this schedule has revised some of the Council's proposed changes.

The Matters Arising Changes are prefixed by the reference number MAC and 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~~. However, information contained within the Annexes is shown exactly as intended to be included in the Plan. This is due to the fact that there have been a considerable number of changes in these parts of the LDP, and there is a need for complete replacement /revision of text. To have employed the aforementioned system of changes in these instances may have compromised clarity.

A separate schedule has been drawn up for minor changes to the Plan, which comprise factual and typographical changes (Appendix A).

	Paragraph	Change proposed
MAC1	1.1.3	Final sentence amended to read: 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.
	1.1.5	First sentence amended, and new sentence added immediately prior to final sentence as follows: 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

	<p>1.1.6</p> <p>1.1.7</p> <p>1.1.13</p>	<p>strategic objectives. Cross-referencing to other complementary policies is also made, although this is not intended to be completely exhaustive. Policy justifications are.....document.</p> <p>Final sentence amended to read: Each policy is supported by a specific justification for its existence with appropriate cross-referencing which is not intended to be completely exhaustive.</p> <p>Final sentence amended to read: As before, each policy is fully justified and contains cross-referencing which is not intended to be completely exhaustive.</p> <p>Paragraph deleted.</p>
MAC2	1.2.3	<p>New sentence to be added after the final sentence: 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.</p>
MAC3	1.3.29	<p>Paragraph renumbered to 1.3.3 with new sentence to be added after first sentence as follows: In order to do 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.</p>
MAC4	1.5.8	<p>Change to paragraph wording as follows: Whilst it may be possible to avoid certain adverse impacts through, for instance, the use of sensitive design, or through measures such as Green Infrastructure Plans, if such steps do not adequately remove a threat of adverse effects, mitigation measures will still be required. If no mitigation is possible, a development proposal will only be permitted where the Council is satisfied that no reasonable alternatives exist.</p>
MAC5	2.2.11	<p>Change to second sentence of paragraph as follows: Wherever practicable, the highest standards of resource and /energy efficiency, and renewable energy technologies need to be secured in new development in</p>

		order to achieve reduced CO2 emissions arising from construction and operation.
MAC6	2.3.6	Change to first bullet point of paragraph as follows: <ul style="list-style-type: none"> <i>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;</i>
MAC7	2.5.16 2.5.27	Paragraph deleted. Renumbered to 2.5.26 with change to final sentence of paragraph as follows: In many other areas, it requires protection and / or enhancement through sensitive management.
MAC8	3.2.4 3.2.6	Paragraph amended to read: ... only limited capacity for new build without causing undue environmental harm. Paragraph amended to read: Changing economic fortunes and shifting patterns of retail operation have meant that the former thriving shopping centre of Treharris —the only district centre within the County Borough— has declined significantly since its heyday
MAC9	3.3.3	Paragraph amended to read: ... there is consequently only limited capacity for new build without causing undue environmental harm.
MAC10	3.4 Policy BW4: Settlement boundaries / locational constraints.	Policy BW4 and justification text to be amended to read: <i>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.</i> <i>Outside defined settlement boundaries, proposals will be regarded as 'countryside development' and will not be permitted unless:-</i> <ul style="list-style-type: none"> <i>The development is associated with rural enterprises or the winning and working of minerals.</i> <i>The development is for the re-use, adaptation, or</i>

		<p>replacement of rural buildings and dwellings.</p> <ul style="list-style-type: none"> • 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. <p>Where, 'countryside development' is considered acceptable in principle, the proposal must also satisfy other relevant plan policies</p>
	3.4.1	<p>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.</p>
	3.4.2	<p>A number of physical factors have been taken into account in determining the precise location for settlement limits. These are:-</p> <ul style="list-style-type: none"> · 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	<p>The above policy draws a clear distinction between the way in which the LDP treats development</p>

	<p>3.4.4</p> <p>3.4.5</p> <p>3.4.6</p>	<p>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.</p> <p>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.</p> <p>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).</p> <p>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).</p>
MAC11	3.5 Policy BW5: Natural heritage	<p>Policy BW5 and justification text to be amended to read:</p> <p>Natural heritage</p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>the landscape character of the countryside;</i> <i>national and local nature conservation designations;</i>

		<ul style="list-style-type: none"> • <i>trees, woodlands and hedgerows that have natural heritage value or contribute to the character and amenity of an area; and</i> • <i>other biodiversity interests including protected and priority species and ecological networks.</i>
	3.5.1	<p>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.</p>
	3.5.2	<p>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.</p>
	3.5.3	<p>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, July 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 SINCS and identifies the level of restriction such designations place on development.</p>
	3.5.4	<p>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</p>

	<p>3.5.5</p> <p>3.5.6</p> <p>3.5.7</p>	<p>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.</p> <p>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.</p> <p>The spatial expressions of existing landscape and biodiversity designations, such as TPOs and SSSIs, and proposed designations, such as SINCs, are highlighted on the LDP Proposals Map. A corresponding list of features is included at Appendix 1.</p> <p>Paragraph deleted</p>
MAC12	<p>3.6 Policy BW6: Townscape & built heritage</p> <p>3.6.1</p>	<p>Policy BW6 amended to read:</p> <p>Townscape and built heritage</p> <p><i>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:-</i></p> <ul style="list-style-type: none"> <i>• listed buildings;</i> <i>• scheduled ancient monuments;</i> <i>• conservation areas;</i> <i>• registered Historic Parks and Gardens of Special Historic Interest;</i> <i>• townscape character and the local distinctiveness of settlements;</i> <i>• other historic, archaeological and cultural features of acknowledged importance.</i> <p>The historic growth of Merthyr Tydfil as a consequence of early industrial activity, particularly in coal mining and iron making, has dictated the urban</p>

	<p>3.6.2</p> <p>3.6.3</p> <p>3.6.4</p>	<p>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.</p> <p>Paragraph 3.6.3 renumbered to 3.6.2 and amended to read: 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....</p> <p>Paragraph 3.6.4 renumbered to 3.6.3 and amended to read: 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. Policy AS4 on the Historic Landscape is also relevant.</p> <p>Paragraph 3.6.4 deleted.</p>
MAC13	<p>3.7 Policy BW7: Sustainable design & place making</p>	<p>Policy BW7 amended to read: Sustainable design and place making <i>The Council will support good quality sustainable design and require new development to:-</i></p> <ul style="list-style-type: none"> · <i>be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout form, mix and density;</i> · <i>integrate effectively with adjacent spaces and the public realm to enhance the general street scene and create good quality townscape;</i> · <i>not result in unacceptable impact on local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movements;</i> · <i>incorporate a good standard of landscape design;</i> · <i>sensitively relate to existing settlement patterns and take account of natural heritage and the historic</i>

		<p><i>environment on-site and in terms of potential impact on neighbouring areas of importance;</i></p> <ul style="list-style-type: none"> <i>· foster 'inclusive design' by ensuring the development allows access for the widest range of people possible;</i> <i>· contribute to the provision of usable open and outdoor play space, ensuring its accessibility and connectivity to other green infrastructure, footpaths and cycleways;</i> <i>· 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;</i> <i>· 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;</i> <i>· incorporate facilities for the segregation, recovery and recycling of waste; and</i> <i>· 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.</i>
	3.7.1	<p>Paragraph amended from 3rd sentence onwards to read:</p> <p>.....The above policy, which has been formulated with regard to <i>Planning Policy Wales</i> (Edition 3, 2010), <i>TAN 12: Design</i> (2009) and <i>TAN 22: Sustainable Buildings</i> (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.</p>
	3.7.2	<p>Paragraph amended to read:</p> <p>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</p>

	<p>3.7.3</p> <p>3.7.4</p> <p>3.7.5</p>	<p>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 <i>Planning Policy Wales (Edition 3, 2010)</i>.</p> <p>Paragraph amended to read: Reducing energy demand, increasing energy efficiency and the generation of energy from renewable sources in new developments is a key element 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.</p> <p>Paragraph amended to read: 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.</p> <p>Paragraph deleted</p>
MAC14	3.8 Policy BW8: Development & the water environment	<p>Policy BW8 amended to read: Development and the water environment <i>Proposals for built development will only be permitted</i></p>

		<p><i>where:-</i></p> <ul style="list-style-type: none"> <i>· they avoid identified river flood plains in order that these areas continue to fulfil their flood flow and water storage functions;</i> <i>· 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</i> <i>· 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.</i> <p><i>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.</i></p> <p><i>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.</i></p>
	3.8.1	Paragraph amended to read: 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.
	3.8.3	Paragraph amended to read: In accord with TAN 15: Development and Flood Risk (2004), and to afford consistency with the LDPs 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

	<p>3.8.4</p> <p>3.8.5</p> <p>3.8.6</p> <p>3.8.7</p>	<p>themselves provide complete justification for allowing development in the flood plain.</p> <p>Final sentence of paragraph deleted: New developments will therefore only be permitted where the Council is satisfied that they will not result in adverse affects on the quality and/or quantity of surface waters or groundwater resources.</p> <p>Paragraph amended to read: 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 runoff from development sites. These systems are more sustainable than conventional piped drainage methods because they:</p> <ul style="list-style-type: none"> • allow for the management of any surface water runoff at source; • protect and enhance water quality; • manage water runoff 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. <p>Paragraph amended to read: 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.</p> <p>Paragraph amended to read: The benefit of securing SuDS through a Section 106 agreement allows for the 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</p>
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	3.8.8	<p>provided within Section 8 and Appendix 4 of TAN: 15 Development and Flood Risk.</p> <p>Paragraph deleted</p>
MAC15	3.9.1 (Policy BW9: Energy & climate change) - 3.9.8	Justification text deleted
MAC16	<p>3.10 Policy BW10: Mineral safeguarding</p> <p>3.10.1</p> <p>3.10.2</p>	<p>Policy BW10 amended to read:</p> <p>Mineral safeguarding</p> <p><i>The LDP contributes to meeting society's need for a continuous and secure supply of minerals by: -</i></p> <ol style="list-style-type: none"> <i>1. safeguarding mineral resources from permanent development which would sterilise them or hinder their extraction;</i> <i>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.</i> <p>Paragraph amended to read:</p> <p>Mineral Resources</p> <p>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.</p> <p>Paragraph amended to read:</p> <p>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.</p>

	3.10.3	<p>Paragraph amended to read:</p> <p>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.</p>
	3.10.4	<p>Paragraph amended to read:</p> <p>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.</p>
	3.10.5	<p>Paragraph amended to read:</p> <p>The two existing sources of aggregates in the LDP area are:-</p> <ul style="list-style-type: none"> • 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. <p>The extent of the safeguarded permitted reserves at both quarries is shown on the LDP proposals map.</p>
	3.10.6	<p>Paragraph amended to read:</p> <p>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</p>

	<p>3.10.7</p> <p>3.10.8-11</p>	<p>demand for aggregates and the Council will consider the drawing up of a prohibition order.</p> <p>Paragraph amended to read: 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.</p> <p>Paragraphs 3.10.8 - 11 deleted</p>
MAC17	<p>3.13 Policy BW13: Managing housing growth</p> <p>3.13.2</p> <p>3.13.5</p> <p>3.13.6</p>	<p>Policy BW13 amended to read: Managing Housing Growth <i>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.</i></p> <p>First sentence amended to read: Sufficient land has been allocated in the LDP to provide approximately 3964 dwellings by 2021. Third sentence amended to read: ... with an anticipated delivery timetable at Appendix 4.</p> <p>Paragraph amended to read: 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.</p> <p>Final sentence deleted and Paragraph amended to read: 75 per cent of proposed units are accommodated on brownfield land as defined in <i>Planning Policy Wales (Edition 3. 2010)</i> and 90% are located within 400 metres of an existing public transport stop.</p> <p>In formulating the above policy, due regard has been given to the provisions of MIPPS 01/2006: Housing</p>

MAC18	<p data-bbox="376 235 594 327">3.14 Policy BW14: Managing employment growth</p> <p data-bbox="376 512 448 546">3.14.1</p> <p data-bbox="376 806 448 840">3.14.2</p> <p data-bbox="376 1478 448 1512">3.14.3</p> <p data-bbox="376 1583 448 1617">3.14.4</p>	<p data-bbox="669 235 1357 453">Policy BW14 amended to read: Managing Employment Growth <i>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.</i></p> <p data-bbox="669 495 1380 747">Paragraph amended to read: The LDP's aspirations for growth are supported primarily by its housing strategy in conjunction with 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....</p> <p data-bbox="669 789 1386 1453">Paragraph amended to read: 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.</p> <p data-bbox="669 1495 1149 1528">Paragraph 3.14.5 renumbered to 3.14.3</p> <p data-bbox="669 1570 1377 1890">Paragraph amended to read: Other employment opportunities 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</p>

		<p>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.</p> <p>3.14.5 - 9</p> <p>Paragraphs 3.14.5 - 9 deleted</p>
MAC19	<p>3.15 Policy BW15: Community facilities</p> <p>3.15.1</p> <p>3.15.2</p>	<p>Policy BW15 amended to read:</p> <p><i>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:-</i></p> <ul style="list-style-type: none"> <i>• alternative provision of at least equivalent value to the local community can be provided nearby, or</i> <i>• it can be demonstrated that existing provision is inappropriate or surplus to the needs of the community and is no longer required, or</i> <i>• it can be demonstrated there is no longer a viable community use for the facility.</i> <p><i>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.</i></p> <p>Paragraph amended to read: 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...</p> <p>Paragraph amended to read: Matters of lifestyle, mobility and demography all have the potential to influence demand for community facilities over a period of time. The Council continues to monitor the quality and level of provision and will protect and support the enhancement of facilities, helping to facilitate improvements where possible and appropriate</p>

		<p>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.</p> <p>3.15.3</p> <p>Paragraph amended to read: 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 the cumulative effect of additional new development leads to an overall under-provision of facilities. (see Policy BW17, Policy AS17 and Appendix 4).</p> <p>3.15.4</p> <p>Paragraph 3.15.6 renumbered to 3.15.4 and amended to read: Proposals for the provision of new corner and village shops should also accord with the retail hierarchy and the contents of Policy AS18.</p> <p>3.15.5</p> <p>Paragraph 3.15.7 renumbered to 3.15.5</p>
MAC20	<p>3.16 Policy BW16: Protecting / enhancing the network of leisure facilities.</p> <p>3.16.1</p> <p>3.16.2</p>	<p>First sentence of Policy BW16 amended to read: <i>The Council will protect and support the enhancement of the County Borough's network of leisure facilities...</i></p> <p>Paragraph amended to read: 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.</p> <p>Paragraph amended to read: 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.</p>

		<p>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).</p>
	3.16.3	<p>Paragraph amended to read:</p> <p>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.</p>
	3.16.4	<p>Paragraph amended to read:</p> <p>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.</p>
	3.16.5	<p>Paragraph amended to read:</p> <p>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</p>

	<p>3.16.6</p> <p>3.16.7</p> <p>3.16.8 - 10</p>	<p>of clarity.</p> <p>Paragraph amended to read:</p> <p>Facility protection</p> <p>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.</p> <p>Paragraph amended to read:</p> <p>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.</p> <p>Paragraphs deleted.</p>
MAC21	<p>3.17 Policy</p> <p>BW17:Securing community infrastructure benefits</p>	<p>Policy BW17 amended to read:</p> <p>Securing community infrastructure benefits</p> <p><i>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:-</i></p> <ul style="list-style-type: none"> <i>• affordable housing</i> <i>• suitably designed and located public open space and play, recreation, sport and leisure facilities</i> <i>• education provision</i>

		<ul style="list-style-type: none"> • <i>specialist social care accommodation</i> • <i>other community facilities</i> • <i>highway works, pedestrian and cycling facilities, and public transport improvements</i> • <i>improvements to the public realm</i> • <i>waste management and recycling</i> • <i>drainage and sewerage works.</i> • <i>flood risk mitigation measures</i> • <i>nature conservation</i>
	3.17.2	<p>Paragraph amended to read:</p> <p>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.</p>
	3.17.3	<p>Last sentence of paragraph deleted:</p> <p>Developers may also be expected to make a contribution towards the provision of improved education facilities, drainage enhancement, the provision of open space and play space or affordable housing.</p>
	3.17.4	<p>Paragraph amended to read:</p> <p>Planning obligations will only be sought where they satisfy the criteria set out in Paragraph 122 of the Community Infrastructure Levy Regulations (2010).</p>
	3.17.5	<p>Paragraph amended to read:</p> <p>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</p>

	3.17.6	<p>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).</p> <p>Paragraph amended to read:</p> <p>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.</p>
MAC22	3.18 Policy BW18: Contaminated land	<p>Policy BW18 amended and justification text added:</p> <p>Contaminated Land</p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>• expose occupiers of the development land and neighbouring land to unacceptable risk;</i> <i>• contaminate any watercourse, water body or aquifer;</i> <i>• cause the contamination of adjoining land or allow the contamination to continue.</i> <p><i>Where suitable remedial measures are agreed with the authority, these must be completed before the development commences.</i></p> <p>3.18.1</p> <p>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</p>

		<p>undertaken is suitable for the land concerned and that the physical constraints of the land are fully taken into account.</p>
	3.18.2	<p>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.</p>
	3.18.3	<p>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.</p>
	3.18.4	<p>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.</p>
	3.18.5	<p>Unstable land</p> <p>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</p>

	3.18.6	<p>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.</p> <p>Development proposals on land affected by instability will be assessed against development control policy within paragraphs 13.9.1 and 13.9.2 of <i>Planning Policy Wales (Edition 3, 2010)</i>.</p>
MAC23	<p>3.19 Policy BW19: Affordable housing target</p> <p>3.19.1</p> <p>3.19.2</p> <p>3.19.3</p>	<p>Addition of Policy BW19 and justification text: Affordable Housing target <i>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.</i></p> <p>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.</p> <p>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.</p> <p>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</p>

	3.19.4	<p>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.</p> <p>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.</p>
MAC24	4.1 Policy AS1: Housing allocations in the Primary Growth Area.	<p>Policy amended to read:</p> <p>Housing allocations in Primary Growth Area</p> <p><i>During the plan period 2006-2021, land is allocated for the provision of approximately 3134 dwellings in the Primary Growth Area.....</i></p> <p>H10 Adjacent to Old Forge Park, Dowlais</p> <p>H15 Upper Georgetown Plateau.....</p>
MAC25	<p>4.4.4</p> <p>4.4.7</p>	<p>Paragraph amended to read:</p> <p>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.</p> <p>Addition of paragraph:</p> <p>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.</p>

<p>MAC26</p>	<p>4.5 Policy AS5: Green wedges</p> <p>4.5.1</p> <p>4.5.2</p>	<p>Policy AS5 amended to read:</p> <p><i>In order to prevent coalescence between settlements, Green Wedges have been identified at the following locations:-</i></p> <ul style="list-style-type: none"> · <i>Heolgerrig /Twyncarmel</i> · <i>Abercanaid /Pentrebach /Troedyrhiw</i> · <i>Troedyrhiw Aberfan</i> · <i>Trelewis /Nelson</i> <p><i>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.</i></p> <p>First sentence of paragraph amended to read: The primary purpose of green wedges is to prevent coalescence between settlements.</p> <p>Paragraph amended to read: 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 normally 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.</p>
<p>MAC27</p>	<p>4.6 Policy AS6: Local nature conservation designations</p> <p>4.6.2</p>	<p>Policy AS6 amended to read:</p> <p><i>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 Taff Fechan Local Nature Reserve, will not be permitted unless full account has been taken of the relevant features so as to prevent unacceptable 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.</i></p> <p>Paragraph amended to read: 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</p>

		<p>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 SINC's 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.</p>
	4.6.5	Paragraph 4.6.6 moved to 4.6.5
	4.6.6	Paragraph deleted
MAC28	4.7 Policy AS7: Waste management facilities - locations of choice	<p>Policy AS7 and justification text amended to read:</p> <p>Strategic waste management facilities</p> <p><i>The LDP adopts a hierarchical approach to waste management whereby the preferred option is waste minimization /avoidance; followed by product re-use; then recovery, firstly through recycling and composting and secondly through energy from waste; and finally safe disposal.</i></p> <p><i>Using regional search criteria, the following locations are identified in order to help meet regional and local waste management needs:-</i></p> <ul style="list-style-type: none"> <i>B2 employment sites - as areas of search for appropriate waste management facilities to meet the estimated land requirement of up to 3.2 hectares.</i> <i>Trecatty - safeguarded for continued necessary landfill of residual and unavoidable wastes.</i> <p><i>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.</i></p>
	4.7.1	<p>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</p>

		<p>TAN 21 (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.</p>
	4.7.2	<p>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.</p>
	4.7.3	<p>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 Technology Strategy. All such areas are shown on LDP proposals map as Areas of Search for Waste Management Facilities and are listed at Appendix 7.</p>
	4.7.4	<p>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.</p>
	4.7.5	<p>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</p>

	<p>4.7.6</p> <p>4.7.7</p> <p>4.7.8</p>	<p>policy TB10</p> <p>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 Taf.</p> <p>Unforeseen development proposals for open-air waste management facilities that serve other waste streams will be assessed against criteria-based policy TB10.</p> <p>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.</p>
MAC29	4.9.2	Paragraph deleted, paras 4.9.3 - 5 to be renumbered 4.9.2 - 4
MAC30	<p>4.11 Policy AS11: Public transport - rail</p> <p>4.11.1</p>	<p>Final criterion of policy to read: <i>5) providing a comprehensive range of passenger information.</i></p> <p>Paragraph amended to read: 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</p>

	4.11.2	<p>for the hourly service to Pontypridd and Cardiff.</p> <p>Last sentence of paragraph amended to: 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.</p>
MAC31	<p>4.12 Policy AS12: Public transport - road</p> <p>4.12.2</p> <p>4.12.3</p>	<p>Policy AS12 amended to read: <i>Development proposals that lead to the improvement of bus services in the County Borough will normally be supported. The remodelling of Merthyr Tydfil Central Bus Station will be supported as part of town centre regeneration.</i></p> <p>Final sentence of paragraph deleted: Support for bus services will continue wherever possible and where proposed improvements to services have land use implications they will generally be considered favourably by the Authority providing that detailed planning considerations can be met.</p> <p>First sentence amended to read: In the town centre, it will be necessary to provide a bus station of sufficient quality and capacity to meet likely future demands.</p>
MAC32	<p>4.13 Policy AS13: Life-long learning facilities</p> <p>4.13.3</p>	<p>Policy AS13 amended to read:</p> <p>Life-long learning facilities <i>Land use allocations have been made on the LDP Proposals Map in order to support the delivery of life-long learning improvements as follows:-</i></p> <ul style="list-style-type: none"> <i>the expansion of campus facilities at the University of Glamorgan (Merthyr Tydfil) (LL1)</i> <i>the construction of a new Welsh language primary school at Penyard (LL2)</i> <i>the construction of a new primary school at Aberfan (LL3)</i> <p><i>The relocation of Cyfarthfa Lower School to Cae Mari Dwn will also be supported.</i></p> <p>Paragraph amended to read: Therefore, in order to help maintain recent momentum and derive greater benefits from a university</p>

		<p>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:-</p> <ul style="list-style-type: none"> • 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	<p>Paragraph amended to read:</p> <p>The Council's priorities for putting the physical infrastructure in place to deliver an 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 Peoples 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.</p>
	4.13.5	<p>Paragraph amended to read:</p> <p>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.</p>
	4.13.6	<p>Paragraph amended to read:</p> <p>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.</p>
	4.13.7-8	<p>Paragraphs deleted</p>

MAC32A	4.14 Policy AS14: Employment allocations in the Primary Growth Area.	<p>Policy amended to read:</p> <p><i>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:-</i></p> <ul style="list-style-type: none"> • E1 Pengarnddu 1 • E2 Pengarnddu 2 • E3 Pant Industrial Estate • E4 Goatmill Road • E5 Ffos y Fran • E6 Rhydycar • E7 Dragon Parc • E8 Car Park, Hoover Factory
MAC33	4.15.6	<p>Final sentence amended to read:</p> <p>Extensive environmental improvement is required not least the relocation of businesses from the existing Cyfartha Industrial Estate, but such a radical approach but has considerable potential to revitalise and regenerate Merthyr Tydfil by providing extensive leisure and tourism opportunities in line with the Council's vision.</p>
MAC34	<p>4.16 Policy AS16: New leisure developments</p> <p>4.16.4 - 4.16.5</p>	<p>Policy amended to read:</p> <p><i>Land required for the completion of a major leisure developments at Rhydycar (L1) and Swansea Road (L2) is delineated on the LDP Proposals Map. Development proposals that enhance the leisure potential of these this sites will be favoured supported subject to satisfying other relevant policies of the LDP.</i></p> <p>Paragraphs deleted and subsequent paragraphs (4.16.6 and 4.16.7) re-numbered accordingly.</p>
MAC35	4.17 Policy AS17: New outdoor sport/play space	<p>Policy amended to read:</p> <p><i>In seeking to meet providing for well- located sport, recreation and leisure facilities including meeting the six-acre Fields in Trust standards on the provision of usable and accessible outdoor sport and play space, and in order to help address identified shortfalls in the quality and quantity of facilities in particular areas of the County Borough, the LDP requires that additional provision be made on-site as part of the following new housing developments as shown on the Proposals Map:-</i></p> <ul style="list-style-type: none"> • Twyncarmel (site allocation H9) • Georgetown (site allocation H15) • Heolgerrig (site allocation H12) • Georgetown (site allocation H16)

		<ul style="list-style-type: none"> • <i>Gurnos (site allocation H19)</i> • <i>Penydarren (site allocation H22)</i> • <i>Penyard (site allocation H26)</i> • <i>Twynyrodyn (site allocation H29)</i> • <i>Former Mardy Hospital (site allocation H30)</i> • <i>Abercanaid (site allocation H33)</i> • <i>Trelewis (site allocation H48)</i>
	4.17.1	<p>Final sentence deleted and remainder of paragraph amended to read:</p> <p>The above policy proposesrequires 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.</p>
	4.17.2	<p>New paragraph inserted to read as follows:</p> <p>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 <i>Technical Advice Note 16: Sport, Recreation and Open Space (2009)</i>, 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 <i>Heads of the Valleys Greenspace Provision Report (2007)</i>.</p>
	4.17.2	<p>Paragraph renumbered to 4.17.3, and amended to read as follows:</p> <p>The requirement for developers to provide new facilities reflects the LDP's acceptance of the need intention to work towards meet nationally recognised standards set by Fields In Trust (the six acre standard) and the Countryside Council for Wales in its <i>Toolkit for Assessing Accessible Greenspace (2006)</i>. Whilst</p>

		conceding that some of these standards may not be entirely met by the end of the plan period.
MAC36	4.18 Policy AS18: Retail hierarchy	<p>Policy amended to read:</p> <p><i>Merthyr Tydfil Town Centre is the favoured location for retail development, being situated at the head of a retail hierarchy which also includes the district centre of Treharris and being followed by the local centres of Dowlais, Gurnos, Cefn Coed, Brecon Road/Morgantown, Troedyrhiw, and 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.</i></p> <p><i>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.</i></p>
	4.18.2	<p>Paragraph amended to read:</p> <p>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 Treharris (district centre), then seven local centres, and finally, 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.</p>
	4.18.3	<p>Paragraph amended to read:</p> <p>Proposals for new or enhanced retail provision will normally be directed towards Merthyr Tydfil Town Centre, with Treharris (district centre) and 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 without detracting from their attractiveness. Outside this, proposals will be subject to an assessment of need and a strict application of the sequential test as set out in <i>Planning Policy Wales (Edition 3, 2010)</i>.</p>
	4.18.4	<p>Third sentence deleted and replace with:</p> <p>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</p>

		defined hierarchy.
MAC37	4.19 Policy AS19: Merthyr Tydfil Town Centre	<p>Policy amended to read:</p> <p><i>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.</i></p> <p><i>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:-</i></p> <ul style="list-style-type: none"> <i>• the proposal is for class A2 or class A3 retail use;</i> <i>• the proposal does not lie adjacent to a non-A1 retail unit;</i> <i>• the proposal does not involve an A1 retail unit with a frontage length of 10 metres or more, or a corner retail unit; and</i> <i>• 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.</i>
	4.19.1	<p>Paragraph amended to read:</p> <p>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.</p>
	4.19.2	<p>First and beginning of second sentences to be deleted and replaced by:</p> <p>The LDP seeks to maintain a strong, attractive and</p>

		<p>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:</p>
	4.19.4	<p>Paragraph amended to read: 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 expansioncontinued improvement of services and facilities so that only periodic trips remain necessary to one of the national retail centres elsewhere.</p>
	4.19.5	
	4.19.6	<p>Final sentence deleted.</p>
	4.19.8	<p>First sentence amended to read: 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 those properties in Glebeland Street, John Street, Victoria Street, Market Square, Beacons Place, and the St. Tydfil's Square Shopping Centre.</p>
	4.19.10	<p>Final sentence deleted.</p>
	4.19.11	<p>Final sentence amended to read: 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.</p>
		<p>Paragraph amended to read: Car Parking 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</p>

	<p>4.19.12</p> <p>4.19.13</p>	<p>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.</p> <p>Paragraph added:</p> <p>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.</p> <p>Paragraph added:</p> <p>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.</p>
MAC38	<p>4.20 Policy AS20: Retail allocations</p> <p>4.20.1</p> <p>4.20.2</p>	<p>Policy amended to read:</p> <p><i>During the plan period 2006-2021, land is allocated for retail development at the following locations as shown on the LDP Proposals Map:-</i></p> <ul style="list-style-type: none"> • Merthyr Tydfil Central Bus Station (R1) • Swansea Road (R2) <p><i>Final sentence amended to read:</i></p> <p><i>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.</i></p> <p>Paragraph amended to read:</p> <p>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</p>

		<p>does not make specific allocations in this regard.</p>
	4.20.3	<p>Paragraph amended to read:</p> <p>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.</p>
	4.20.4	<p>Paragraph amended to read:</p> <p>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 <i>Retail and Commercial Leisure Capacity Study</i> concludes that between 660 and 4000sq 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. 660sq metres equates to a 0% increase (constant retention rate), whilst 4000sq metres equates to a 2% increase.</p>
	4.20.5	<p>Paragraph amended to read:</p> <p>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 2300sq 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</p>

	<p>4.20.6</p> <p>4.20.7</p> <p>4.20.8</p> <p>4.20.9</p> <p>4.20.10</p>	<p>one of the key aspirations for the area set out in the <i>Merthyr Tydfil Town Centre Strategic Review (2009)</i>.</p> <p>Paragraph amended to read: 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.</p> <p>Paragraph amended to read: The LDP's monitoring framework and annual monitoring reports will be used to assess the situation on a regular basis.</p> <p>Paragraph deleted.</p> <p>Paragraph deleted.</p> <p>Paragraph deleted.</p>
MAC39	<p>4.21 Policy AS21: Community Health Facilities</p> <p>4.21.2</p>	<p>Policy amended to read: <i>Land use allocations have been made as shown on the LDP Proposals Map to help facilitate in order to support the delivery of:-</i></p> <ul style="list-style-type: none"> The construction of a new Local Health Park at Georgetown (CH1) The construction of a new primary health care centre at Treharris (CH2) <p>Paragraph amended to read: 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</p>

		<p>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.</p>
	4.21.3	<p>Paragraph amended to read: 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).</p>
	4.21.4	<p>First sentence amended to read: 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.</p>
MAC40	4.22 Policy AS22: Affordable Housing Contributions	<p>Policy amended to read: <i>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:</i></p> <ul style="list-style-type: none"> <i>• 10% affordable housing in the Primary and Secondary Growth Area</i> <i>• 5% affordable housing in the Secondary and</i>

		<p><i>Other Growth Areas.</i></p> <p><i>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.</i></p>
	4.22.1	<p>Additional paragraph to read:</p> <p>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.</p>
	4.22.2	<p>Additional paragraph to read:</p> <p>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.</p>
	4.22.3	<p>Additional paragraph to read:</p> <p>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 <i>Planning Policy Wales (Edition 3, July 2010.)</i> In the case of sites assessed and formally concluded by the</p>

	4.22.4	<p>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.</p> <p>Additional paragraph to read: 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.</p>
MAC41	This Council proposed change is neither recommended nor endorsed	
MAC42	4.24 Policy AS24: Employment site protection	<p>Additional policy to read: <i>In order to protect the employment function of the County Borough's business and employment sites, development will be restricted as follows:-</i></p> <p><i>At Rhydycar Business Park and at site allocation E8 (Car Park, Hoover Factory), development will be permitted if:</i></p> <ul style="list-style-type: none"> <i>it falls within use class B1; or</i> <i>it provides an ancillary facility or service to the primary employment use.</i> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>it is within use classes B1, B2 or B8; or</i> <i>it provides an ancillary facility or service to the primary employment use, or</i> <i>it is an acceptable commercial service unrelated to class B uses.</i> <p><i>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.</i></p> <p>4.24.1</p> <p>Additional paragraph to read:</p>

		<p>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.</p>
	4.24.2	<p>Additional paragraph to read: 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.</p>
	4.24.3	<p>Additional paragraph to read: 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.</p>
	4.24.4	<p>Additional paragraph to read: 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.</p>
MAC43	5.1 Policy TB1: Development outside settlement boundaries	Policy deleted

	5.1.1 - 5.1.6	Paragraphs deleted
MAC44	5.2 Policy TB2: Unallocated sites within settlement boundaries	Policy deleted
	5.2.1	Paragraph deleted
MAC45	5.3 Policy TB3: Change of use within settlement boundaries	Policy deleted
	5.3.1 - 5.3.7	Paragraphs deleted
MAC46	5.4 Policy TB4: Affordable Housing	Policy deleted
	5.4.1 - 5.4.7	Paragraphs deleted
MAC47	5.5 Policy TB5: Special needs housing	<p>Policy amended to read: <i>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:-</i></p> <ul style="list-style-type: none"> • <i>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;</i> • <i>The proposal must be acceptable in terms of its siting, scale, design and materials.</i> • <i>The proposal must not have an unacceptable impact on the character and amenity of immediate neighbourhood.</i> • <i>The proposal must not have an unacceptable impact on the character, amenity and landscape quality of the area including any historical features present.</i> • <i>The development must not pose an unacceptable risk to nature conservation interests including habitats and species present within the site and within the vicinity of the site.</i> • <i>The development must not pose an unacceptable risk to the water environment including watercourses, groundwater catchment areas and river quality.</i> • <i>the proposal must not conflict with</i>

	<p>5.5.2</p> <p>5.5.3</p>	<p><i>transportation considerations including access, parking, traffic generation, accessibility to public transport and enjoyment of public rights of way; and</i></p> <ul style="list-style-type: none"> <i>the proposal must be capable of being provided with the relevant utility services and infrastructure.</i> <p>Second sentence amended to read: 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 surrounding environmental context, ensuring that development is sensitively integrated with its surroundings.</p> <p>Paragraph amended to read: Where conversion of existing buildings takes place, for example, to allow for multiple occupation, the County Borough Council will adopt a sympathetic approach to the new use but will still require that the above criteria and that of Policy TB3 other relevant policies of the Plan are satisfied.</p>
MAC48	5.6 Policy TB6: Static caravans, residential mobile homes and gypsy/traveller accommodation.	<p>Policy amended to read: <i>Development proposals for static caravans, residential mobile homes and gypsy/traveller accommodation will be permitted where:-</i></p> <ul style="list-style-type: none"> <i>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;</i> The proposal is acceptable in terms of its siting, scale, design and materials. The proposal does not have an unacceptable impact on the character and amenity of the immediate neighbourhood. The proposal does not have an unacceptable impact on the character, amenity and landscape quality of the area including any historical features present. The development does not pose an unacceptable risk to nature conservation interests including habitats and species present The development does not pose an unacceptable risk to the water

	5.6.4	<p>environment including watercourses, groundwater catchment areas and river quality.</p> <ul style="list-style-type: none"> 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. <p>Paragraph amended to read: Proposals to use land for the storage of caravans is an entirely separate matter and will need to be considered against other topic-specific policies of the LDP as appropriate.</p>
MAC49	<p>5.7.1</p> <p>5.7.1 - 5.7.3</p> <p>5.7.5</p> <p>5.7.6</p> <p>5.7.7</p>	<p>Paragraph inserted to read: 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.</p> <p>Paragraphs renumbered to 5.7.2 - 5.7.4</p> <p>Paragraph inserted to read: The <i>Renewable Energy Capacity Study (2008)</i> 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.</p> <p>Paragraph renumbered from para. 5.7.4 and amended to read: Other renewable energy production techniques are considered as part of Policy BW7.</p> <p>Paragraph inserted to read:</p>

		<p>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.</p>
MAC50	<p>5.8 Policy TB8: Mineral proposals</p> <p>5.8.2</p>	<p>Policy amended to read:</p> <p><i>Proposals for mineral extraction and associated development will only be allowed where:-</i></p> <ol style="list-style-type: none"> <i>1. they would not result in unacceptable environmental impacts;</i> <i>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;</i> <i>3. they are acceptable in terms of geological, hydrological and hydro-geological factors;</i> <i>4. they would not conflict with transportation considerations including access, parking, traffic generation, and enjoyment of public rights of way;</i> <i>5. they would not have an unacceptable impact on land stability;</i> <i>6. they include acceptable proposals for progressive and final restoration, aftercare and beneficial after-use; and</i> <i>7. they maximise opportunities to re-use and recycle mineral waste.</i> <p><i>The production and use of alternative and recycled materials will be supported as substitutes for naturally occurring aggregates.</i></p> <p>Paragraph amended to read:</p> <p>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.</p>

	5.8.3	<p>Paragraph amended to read:</p> <p>Coal</p> <p>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.</p>
	5.8.4	<p>Paragraph amended to read:</p> <p>Mineral resources commonly about 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).</p>
	5.8.5	<p>Paragraph amended to read:</p> <p>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).</p>
	5.8.6	<p>Paragraph amended to read</p> <p>Aggregates</p> <p>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</p>

		<p>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.</p> <p>5.8.7</p> <p>Paragraph deleted.</p>
MAC51	<p>5.9 Policy TB9: Mineral buffer zones</p> <p>5.9.1</p> <p>5.9.4</p>	<p>Policy amended to read:</p> <p><i>Buffer Zones (200m for aggregates / 500m for coal) have been established between permitted, or active and inactive mineral operations in the County Borough and other sensitive land uses. Within these zones, proposals for new development will normally only be allowed where:-</i></p> <ol style="list-style-type: none"> <i>1) They would not unacceptably affect operations within the mineral site;</i> <i>2) They would not be unacceptably affected by operations within the mineral site.</i> <p>Paragraph amended to read:</p> <p>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 emerging 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.</p> <p>Paragraph amended to read:</p> <p>Policy TB9 will be applied in conjunction with paragraph 40 of Minerals Planning Policy Wales (2000) and paragraph 32 and 33 of Mineral Technical Advice Note 2: Coal (2009).</p>
MAC52	5.10 Policy TB10: Waste management facilities	<p>Policy amended to read:</p> <p><i>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:-</i></p> <ol style="list-style-type: none"> <i>1. there is demonstrable need for the proposal within</i>

		<p><i>the context of the County Borough's waste management requirements and/or regional need;</i></p> <p><i>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</i></p> <p><i>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.</i></p>
	5.10.1	<p>Paragraph amended to read:</p> <p>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.</p>
	5.10.2	<p>Paragraph amended to read:</p> <p>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.</p>
	5.10.3	<p>Paragraph amended to read:</p> <p>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.</p>
	5.10.4	<p>Paragraph amended to read:</p> <p>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.</p>
MAC53	5.11 Policy TB11: Access, parking & accessibility of local facilities	<p>Policy amended to read:</p> <p>Proposals for the development, redevelopment and improvement of land and buildings should normally ensure</p>

		<p>that:-</p> <ul style="list-style-type: none"> any new highways are designed and constructed in accordance with the Council's adopted Manual for Streets or Design Guide for Residential, Commercial and Industrial Estate Roads as appropriate 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. <p>Should it be proposed to use reduced standards of highway design or construction, the proposal must be fully explained and justified.</p> <p>5.11.1 Paragraph deleted and subsequent paragraphs renumbered.</p> <p>5.11.2 Paragraph renumbered to 5.11.1 and final two sentences deleted.</p> <p>5.11.3 Paragraph renumbered to 5.11.2 and final sentence deleted.</p> <p>5.11.4 Paragraph renumbered to 5.11.3 and final sentence deleted.</p>
MAC54	This Council proposed change is neither recommended nor endorsed	
MAC55	5.13 Policy TB13: Exception sites for affordable housing in the countryside	<p>Additional policy to read:</p> <p>Development proposals for the provision of affordable housing adjoining settlement boundaries identified in the LDP will be permitted where it can be demonstrated that: -</p> <ul style="list-style-type: none"> 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.

	<p>5.13.1</p> <p>5.13.2</p> <p>5.13.3</p>	<p>Additional paragraph to read:</p> <p>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 (ie 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.</p> <p>Additional paragraph to read:</p> <p>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.</p> <p>Additional paragraph to read:</p> <p>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.</p>
		6. MONITORING TARGETS AND INDICATORS
MAC56	Section 6 – Monitoring Targets and Indicators	Replace Section 6 with a revised monitoring framework, which includes an introduction, and is found at Annex 1 of this Matters Arising Document.
		APPENDIX 1
MAC57	Appendix 1 – Schedule of landscape and	Amend Green Wedges section of schedule to read as follows:

	biodiversity designations	<table><tr><th colspan="2">GREEN WEDGES (LDP proposal shown on proposals map)</th></tr><tr><th>Name</th><th>Grid Reference</th></tr><tr><td>Heolgerrig / Twyncarmel</td><td>SO0206</td></tr><tr><td>Abercanaid / Pentrebach / Troedyrhiw</td><td>SO0603</td></tr><tr><td>Troedyrhiw / Aberfan</td><td>SO0701</td></tr><tr><td>Quakers Yard</td><td>ST0996</td></tr><tr><td>Trelewis</td><td>ST1196</td></tr></table> <p>Delete text from SINC section of schedule as follows:</p> <table><tr><th colspan="2">SITES OF IMPORTANCE FOR NATURE CONSERVATION (LDP proposal shown on proposals map)</th></tr><tr><th>Name</th><th>Grid Reference</th></tr><tr><td>3. Blaenmorlais</td><td>SO00NE/3</td></tr><tr><td>4. Merthyr Common Central</td><td>SO00NE/4</td></tr><tr><td>5. Glynmil</td><td>SO00NE/5</td></tr></table>	GREEN WEDGES (LDP proposal shown on proposals map)		Name	Grid Reference	Heolgerrig / Twyncarmel	SO0206	Abercanaid / Pentrebach / Troedyrhiw	SO0603	Troedyrhiw / Aberfan	SO0701	Quakers Yard	ST0996	Trelewis	ST1196	SITES OF IMPORTANCE FOR NATURE CONSERVATION (LDP proposal shown on proposals map)		Name	Grid Reference	3. Blaenmorlais	SO00NE/3	4. Merthyr Common Central	SO00NE/4	5. Glynmil	SO00NE/5
GREEN WEDGES (LDP proposal shown on proposals map)																										
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5. Glynmil	SO00NE/5																									
		APPENDIX 2																								
MAC58	Appendix 2 - Schedule of townscape and built heritage designations	<p>Delete Sites of Archaeological Importance section of the Schedule as follows:</p> <table><tr><th colspan="2">SITES OF ARCHAEOLOGICAL IMPORTANCE (shown on LDP constraints map)</th></tr><tr><td colspan="2">Morlais Castle Fields</td></tr><tr><td colspan="2">Mynydd Aberdar</td></tr><tr><td colspan="2">Cwmdu Drift Mine</td></tr><tr><td colspan="2">Section of Cyfarthfa Canal and Terminal Reservoir at Cwm Woods</td></tr><tr><td colspan="2">Cwm Colliery</td></tr><tr><td colspan="2">Merthyr Common Cairns</td></tr><tr><td colspan="2">Gelligaer Common Cairns</td></tr><tr><td colspan="2">Mynydd y Capel</td></tr><tr><td colspan="2">Goetgae, Cwm Bargoed</td></tr><tr><td colspan="2">Tir Cook</td></tr><tr><td colspan="2">Gefn y Fan</td></tr></table>	SITES OF ARCHAEOLOGICAL IMPORTANCE (shown on LDP constraints map)		Morlais Castle Fields		Mynydd Aberdar		Cwmdu Drift Mine		Section of Cyfarthfa Canal and Terminal Reservoir at Cwm Woods		Cwm Colliery		Merthyr Common Cairns		Gelligaer Common Cairns		Mynydd y Capel		Goetgae, Cwm Bargoed		Tir Cook		Gefn y Fan	
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		<div>Craig Yr Efail</div> <div>Amend Conservation Areas section of the Schedule as follows:</div> <div><div>CONSERVATION AREAS (shown on LDP proposals map)</div><div>Cwmfelin</div><div>Cyfarthfa</div><div>Dowlais</div><div>Merthyr Tydfil Town Centre</div><div>Morgantown</div><div>Thomastown</div><div>Treharris</div></div>
		APPENDIX 3
MAC59	Appendix 3 - Summary of population calculations with associated dwelling and employment land requirements	Replace Appendix 3 with a revised appendix containing updated text and figures found at Annex 2 of this Matters Arising Document.
		APPENDIX 4
MAC60	Appendix 4 - Schedule of housing sites with anticipated planning obligations for community infrastructure provision where appropriate	Replace Appendix 4 with a revised housing schedule found at Annex 3 of this Matters Arising Document.
		APPENDIX 5
MAC61	Appendix 5 - Schedule of employment sites	<div>Amend Appendix 5 as follows:</div> <div>Schedule of employment sites</div> <div><ul style="list-style-type: none">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.</div>

- 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
E1	<p>Pengarnddu 1</p> <ul style="list-style-type: none"> • Site part of existing industrial estate • B1, B2, B8 uses • Site will require renewable energy/energy efficiency technologies to be incorporated 	1.23	2006-2011
E2	<p>Pengarnddu 2</p> <ul style="list-style-type: none"> • Site part of existing industrial estate • B1, B2, B8 uses • Site will require renewable energy/energy efficiency technologies to be incorporated 	0.73	2006-2011
E3	<p>Pant Industrial Estate</p> <ul style="list-style-type: none"> • Site part of 	0.54	2006-2011

			<p>existing industrial estate</p> <ul style="list-style-type: none"> • B1, B2, B8 uses • Site will require renewable energy/ Energy efficiency technologies to be incorporated 			
		E4	<p>Goatmill Road</p> <ul style="list-style-type: none"> • Brownfield site, reclaimed land • B1, B2 and B8 uses • Revised development brief required 	9.98	<p>2012-2021</p> <p>2012-2016 3.3 ha</p> <p>2017-2021 6.68 ha</p>	
		E5	<p>Ffos-y-Fran</p> <ul style="list-style-type: none"> • Site part of current land reclamation works • B1, B2 and B8 uses only • Site will require specific renewable energy/ energy efficiency technologies to be incorporated and has identified potential for Passive Solar Design, GSHP, Biomass CCHP, Wind, Solar Thermal and PV. Also, 	11.22	2017-2021	

			possible methane generation.			
		E6	Rhydyar • Recently reclaimed land; part of site already developed • B1 uses only • Site will require renewable energy/energy efficiency technologies to be incorporated.	4.65	2006-2011	
		E7	Dragonpare, Abercarnaid • Site part of existing industrial estate • B1, B2, B8 uses • Site will require renewable energy/energy efficiency technologies to be incorporated	2.19	2012-2016	
		E8	Car Park, Hoover Factory • Site part of existing business area • B1 uses only	1.67	2012-2016	
		APPENDIX 6				
MAC62	Appendix 6 -	Add new sentence above schedule.				

	<p>Schedule of leisure facilities to be protected</p>	<p>Parks, Sports Fields, Playgrounds and Informal Recreation Areas</p> <p>The following sites are owned /maintained by the Council. Privately owned sites serving a similar function may also exist.</p> <p>Add text (additional site) at the end of the Sports Fields section of the schedule.</p> <table><tr><th colspan="2">SPORTS FIELDS</th></tr><tr><th>Name</th><th>Ward</th></tr><tr><td>Teddingtons</td><td>Vaynor</td></tr><tr><td>Cefn Coed Playing Fields</td><td>Vaynor</td></tr></table> <p>Add text (additional site) to the Informal Recreation Areas section of the schedule as follows:</p> <table><tr><th colspan="2">INFORMAL RECREATION AREAS (shown on LDP proposals map)</th></tr><tr><th>Name</th><th>Ward</th></tr><tr><td>Ysgubor Newydd</td><td>Town</td></tr><tr><td>Berthlwyd, Quakers Yard</td><td>Treharris</td></tr><tr><td>Ty Llwyd Parc, Quakers Yard</td><td>Treharris</td></tr></table>	SPORTS FIELDS		Name	Ward	Teddingtons	Vaynor	Cefn Coed Playing Fields	Vaynor	INFORMAL RECREATION AREAS (shown on LDP proposals map)		Name	Ward	Ysgubor Newydd	Town	Berthlwyd, Quakers Yard	Treharris	Ty Llwyd Parc, Quakers Yard	Treharris
SPORTS FIELDS																				
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Teddingtons	Vaynor																			
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Ty Llwyd Parc, Quakers Yard	Treharris																			
		APPENDIX 7																		
MAC63	<p>Appendix 7 - Existing and proposed business/employment sites advanced as areas of search for waste management facilities</p>	<p>Amend second sentence of seventh paragraph to read as follows:</p> <p>There is, however, approximately 21.2 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.</p> <p>Amend Table 1 as follows:</p> <p>Table 1</p> <table><tr><th>Site Reference</th><th>Name</th><th>Location</th><th>Developable Area</th></tr></table>	Site Reference	Name	Location	Developable Area														
Site Reference	Name	Location	Developable Area																	

			(Hectares)
E1	Pengarnddu 1	Dowlais Top	1.22
E2	Pengarnddu 2	Dowlais Top	0.73
E3	Pant Industrial Estate	Pant	0.54
E4	Goatmill Road	Dowlais	9.98
E5	Ffos y Fran	Dowlais	11.22
E7	Dragon Parc	Abercanaid	2.18
		Total	21.2

Amend Table 2 as follows:

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	Pentrebach	6,550	-

		<table><tr><td>Park</td><td></td><td></td><td></td></tr><tr><td></td><td>Total</td><td>27,348</td><td>2.49</td></tr></table>	Park					Total	27,348	2.49
Park										
	Total	27,348	2.49							
		Delete final paragraph.								
		APPENDIX 8								
MAC64	Appendix 8 - Retail floorspace statistics	Amend Appendix 8 as follows:								
		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							
		DISTRICT AND 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 consents	18,500							
		Total	56,050							
		WITHIN EXISITNG 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							

		<p>Total 4,122</p> <p>Total Existing 67,974</p> <p>Total Committed 18,500</p> <p>SOURCE : GOAD Plan, Roger Tym and Partners and MTCBC Estimates.</p>
		APPENDIX 9
MAC65	Appendix 9 - Screening opinion on the need for a Strategic Flood Consequence Assessment (SFCA) of the LDP	<p>Amend first bullet point of seventh paragraph to read as follows:</p> <ul style="list-style-type: none"> Rhydyar (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 falls within a C2 flood zone and within that area, development is now complete. <p>Amend second bullet point of seventh paragraph to read as follows:</p> <ul style="list-style-type: none"> 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. <p>Amend third bullet point of seventh paragraph to read as follows:</p> <ul style="list-style-type: none"> 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

		<p>detailed development proposals on site, for example, in relation to the provision of services and infrastructure.</p> <p>Revise 'policies' section to read as follows:</p> <p><u>Policies</u></p> <p>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.</p> <p>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, must be complied with.</p> <p>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.</p> <p>Revise 'conclusions' section to read as follows:</p> <p><u>Conclusions</u></p> <p>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.</p> <p>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.</p>
		APPENDIX 10
MAC66	Appendix 10 - Schedule illustrating how the policies of	Appendix deleted.

	the LDP have been changed in the light of sustainability appraisal at pre-deposit stage	
		LDP PROPOSALS MAP
MAC67	LDP Proposals Map	Update the LDP Proposals Map and incorporate information contained on the LDP Constraints Map. The updated LDP Proposals Map is available to view on the Council's website.
		LDP CONSTRAINTS MAP
MAC68	LDP Constraints Map	Delete LDP Constraints Map.