

**Cynllun Datblygu Lleol Newydd Cyngor Bwrdeistref Sirol Merthyr  
Tudful (2016-2031)**  
**Merthyr Tydfil County Borough Council Replacement Local  
Development Plan (2016 – 2031)**



**PAPUR CEFNDIR | BACKGROUND PAPER**  
**COFRESTR SAFLEOEDD YMGEISYDD | CANDIDATE SITES REGISTER**

Hydref 2017 | October 2017

**Miss J Jones**  
**Pennaeth Cynllunio a Chefn Gwlad/Head of Planning and Countryside**  
Cyngor Bwrdeistref Sirol Merthyr Tudful | Merthyr Tydfil County Borough Council  
Uned 5 | Unit 5  
Parc Busnes Triongl | Triangle Business Park  
Pentrebach  
Merthyr Tudful | Merthyr Tydfil  
CF48 4TQ

## Cyflwyniad

Gwahoddwyd cyflwyno Safleoedd Ymgeisio rhwng 30 Awst 2016 a 2 Rhagfyr 2016. Cyflwynwyd 98 o safleoedd i'w hystyried, un ai i'w datblygu neu ddiogelu, ar yr adeg honno. Cafwyd cyfle pellach i gyflwyno safleoedd yn ystod y broses ymgynghori ar gyfer y Strategaeth a Ffafrir a gynhaliwyd rhwng 14 Gorffennaf 2017 a 6 Hydref 2017. Cafodd 5 safle pellach eu cyflwyno ac maen nhw wedi cael eu cynnwys yng Nghofrestr Safleoedd Ymgeiswyr.

Mae'r Gofrestr yn cynnwys Mapiau Ward sy'n dangos yr holl safleoedd a gyflwynwyd yn y ward hwnnw. Caiff pob safle ei ddangos ar fap safle unigol sydd â rhif cofrestru safle. Pan fo safle yn ymddangos fwy nag un waith, mae e un ai wedi ei gyflwyno ar wahân neu wedi ei leoli mewn mwy nag un ward.

## Arfarniad Cynaliadwyedd

Mae pob safle yn atebol i Arfarniad Cynaliadwyedd (AC), sydd hefyd yn ffurfio rhan o'r gofrestr a'r ymgynghoriad hwn. Mae AC yn offeryn asesu sy'n helpu i lywio penderfyniadau, ond nid dyma'r unig sail ar gyfer y penderfyniad o ddynodi'r safle ai peidio. Prif ddiben yr SA yw dynodi goblygiadau cynaliadwyedd arfaethedig y safleoedd a gyflwynwyd. Y mae'n broses iteraidd a pharhaus a bydd yr ymgymryd ag e yn parhau yn ystod pob cam o greu cynllun.

Cafodd y safleoedd eu hasesu ar sail y meini prawf sydd wedi eu cynnwys yn y Fframwaith AC, a atodir yn Atodiad 1. Mae Atodiad 2 yn dangos a yw pob safle yn cydsynio â'r Strategaeth a Ffefrir.

Er y cafodd pob ymdrech wedi cael ei wneud i sicrhau fod yr AC yn gyson â'r Strategaeth a Ffefrir, nid yw'n bosibl, yn ystod y cam hwn i wybod yn union pa fath o ddatblygiad, isadeiledd, cynllun safle a'i ddyluniad fydd yn gysylltiedig â phob safle. Felly roedd yn rhaid i rai tybiaethau mewn perthynas â ffurf datblygiad a allai ddigwydd ar safleoedd ymgeisiol gael eu gwneud yn ystod yr AC. Yn anochel, bydd peth ansicrwydd yn parhau nes bod dyraniadau safleoedd wedi eu dethol a cheisiadau manwl eu cyflwyno gan ddatblygwyr.

## Sylwadau ac adborth

Ceir sawl ffordd o gynnig sylwadau ar y Gofrestr Safle Ymgeisydd a / neu safleoedd AC.

- Cwblhewch eich ffurflen sylwadau, gallwch ei lawrlwytho o:  
[www.methyr.gov.uk](http://www.methyr.gov.uk) a Hyb Cwm Taf [www.cwmtafhub.com](http://www.cwmtafhub.com)
- E-bostiwch: [devplanning@merthyr.gov.uk](mailto:devplanning@merthyr.gov.uk)
- Ysgrifennwch atom: Y Tîm Polisi Cynllunio  
Cyngor Bwrdeistref Sirol Merthyr Tudful  
Uned 5, Parc Busnes Triongl  
Pentrebach  
Merthyr Tudful  
CF48 4TQ

**Rhannwch eich safbwyntiau erbyn 5pm 24 Tachwedd 2017.**

## Introduction

The submission of Candidate Sites was invited between 30<sup>th</sup> August 2016 and 2<sup>nd</sup> December 2016. 98 sites were submitted for consideration, either for development or protection, at that time. The consultation process for the Preferred Strategy which ran between 14<sup>th</sup> July 2017 and 6<sup>th</sup> October 2017 afforded an additional opportunity to submit sites. A further 5 sites were submitted and are included in the Candidates Sites Register.

The Register contains Ward Maps which show all the sites submitted in that ward. Each site is shown on individual site maps and has a site reference number. Where sites appear more than once, they have either been submitted separately or are situated in more than one ward.

## Sustainability Appraisal

Each site has been subject to a Sustainability Appraisal (SA), which also forms part of the register and this consultation. SA is an assessment tool that helps inform decision-making, but it is not the sole basis for the decision to allocate the site or not. The main purpose of the SA is to identify the potential sustainability implications of the sites submitted. It is an iterative and on-going process that will continue to be undertaken at each stage of plan-making.

The sites were assessed on the basis of the criteria contained in the SA Framework, attached at Appendix 1. Appendix 2 shows whether or not each site accords with the Preferred Strategy.

Although every effort has been made to ensure that the SA is consistent with the Preferred Strategy, it is not possible, at this stage, to know precisely what kind of development, infrastructure, site layout and design will go on each site. Therefore some assumptions regarding the form of development that could take place on the candidate sites had to be made during the SA. Inevitably some uncertainty will remain until site allocations are selected and detailed proposals presented by developers.

## Comments and feedback

There are several ways to comment on the Candidate Site Register and or sites SA's.

- Fill in our comment form, which can be downloaded from:  
[www.methyr.gov.uk](http://www.methyr.gov.uk) and the Cwm Taf Hub [www.cwmtafhub.com](http://www.cwmtafhub.com)
- Email us at: [devplanning@merthyr.gov.uk](mailto:devplanning@merthyr.gov.uk)
- Write to us at: The Planning Policy Team  
Merthyr Tydfil County Borough Council  
Unit 5, Triangle Business Park  
Pentrebach  
Merthyr Tydfil  
CF48 4TQ

**Please share your views by 5pm on 24<sup>th</sup> November 2017.**

## MYNEGAI/INDEX

Yn unol â'r Strategaeth a Ffeirir/Accordance with Preferred Strategy

Ymgeisydd/ Site Number	Rhif Safle Enw'r Safle/ Candidate Site Name
---------------------------	--

### Bedd Llwnog/Bedlinog

	Map y Ward/Ward Map
1	Gilfach Maen Isaf Farm & Tir Morgan Farm
2	Land to the rear of Bedw Road Bedlinog
3	Land adjoining 30 Pleasant View Bedlinog
4	Land adjacent to Craig-y-Hendre
5	Land off Gelligaer Road Llancaiach CF46 6ER
6	Land to east of Trelewis
7	Land at Taff Merthyr Garden Village (Storm Town)
100	Land adjacent to 24 Gelligaer Road

### Cyfarthfa

	Map y Ward/Ward Map
8	Land between Swansea Road and A465
9	Land north of A465
10	Land to west of Winchfarw Road
11	Land to south of Moodies field, Heolgerrig – Site 1
12	Land to south of Moodies field, Heolgerrig – Site 2
13	Trago Mills – Site 1
14	Trago Mills – Site 2
15	Land at Erw Las, Gellideg
16	Rhydycar/Orbit
17	Brondeg
18	Upper Georgetown Plateau
19	Land at Rhydycar West – Site 1
20	Land at Rhydycar West – Site 2
21	Land at Rhydycar West – Site 3



COPRESTR SAFLE YMGEISYDD 2017/CANDIDATE SITES REGISTER 2017

22	Land at Rhydycar West – Site 4
23	Land at Rhydycar West – Site 5
24	Land at Rhydycar West – Site 6
25	Land at Rhydycar West – Site 7
26	Land at Rhydycar West – Site 8
27	Land south of College Car Park
28	West Merthyr
29	Rhydycar
30	South Merthyr Tydfil Regeneration Area
99	Land west of Coedmeirick Close
101	Land at Ty Beili Glas
102	Six Bell, Heolgerrig

Dowlais

	Map y Ward/Ward Map
31	Land adjacent to Trevor Close, Pant
32	East Street, Dowlais
33	Goat Mill Road (Industrial)
34	Former Dowlais MUE Sub Depot
35	Trevor Close, Pant
36	Land east of A4060 at Ffos Y Fran
37	Pengarnddu
38	Land at Pant Industrial Estate
39	Land at East Street, Dowlais
40	Heartlands
41	Blaen y Garth Farm

Gurnos

	Map y Ward/Ward Map
42	Gurnos Farm
43	Pen-y-Dre

COPRESTR SAFLE YMGEISYDD 2017/CANDIDATE SITES REGISTER 2017

Ynysowen/Merthyr Vale

	Map y Ward/Ward Map
44	Colliery Site, Merthyr vale, Aberfan
45	Land at Hafod, Tanglwys
46	Riverside
47	Taff and Crescent Streets and Railway Sidings
48	Land opposite Kingsley Terrace, Aberfan
103	Land at Oakfield Street, Aberfan

Y Parc/Park

	Map y Ward/Ward Map
49	Cyfarthfa Heritage Area – Site 1
50	Cyfarthfa Heritage Area – Site 2
51	Cyfarthfa Heritage Area – Site 3
52	Former Merthyr Care Home, Penydarren Road
53	YMCA, Penydarren Road, Pontmorlais
54	Pontycafnau
55	Land at Chapel Banks/ Adj to Joseph Parry's Cottage
56	Ty Kier Hardie/ Martin Evans House
57	Cyfarthfa Park and Heritage Area

Penydarren

	Map y Ward/Ward Map
58	The Greenie
59	Hillcrest Park/Haydn Terrace

Plymouth

	Map y Ward/Ward Map
19	Land at Rhydycar West – Site 1 (gwelwch/see 19)
25	Land at Rhydycar West – Site 7 (gwelwch/see 25)
26	Land at Rhydycar West – Site 8 (gwelwch/see 26)
28	West Merthyr (gwelwch/see 28)
30	South Merthyr Tydfil Regeneration Area (gwelwch/see 30)

COPRESTR SAFLE YMGEISYDD 2017/CANDIDATE SITES REGISTER 2017

60	Land at Rhydycar West – Site 9
61	Land at Rhydycar West – Site 10
62	Land at Rhydycar West – Site 11
63	Land off Aberfan Road – Site 1 – Option 1
64	Land off Aberfan Road – Site 1 – Option 2
65	Land off Aberfan Road – Site 2 – Option 1
66	Land off Aberfan Road – Site 2 – Option 2
67	Ardagh Site, Dragon Parc, Abercanaid
68	Land west of Gethin road, Abercanaid
69	Land known as The Lowes, Abercanaid
70	Hoover – Site 1
71	Hoover – Site 2
72	Hoover – Site 3
73	Hoover Factory Sports Ground
74	Hoover Factory facade, gatehouse and sports ground
75	Hoover Factory Site, Pentrebach
76	Land south of Merthyr Tydfil Industrial Park/Sekis
77	West Bank - land across river from Afon Taf
78	Ski Slope

Y Dref/Town

	Map y Ward/Ward Map
30	South Merthyr Tydfil Regeneration Area (gwelwch/see 30)
56	Ty Kier Hardie/Martin Evans House (gwelwch/see 56)
79	Goat Mill Road
80	Land at Queens Road (Former School)
81	Theatre Royal and Thespian House, Park Place
82	Former Schools Site, Queens Road
83	Former Night Club, Church Street
84	Queens Road, Former Ysgol Santes Tydfil Site
85	Central Bus Station and Land Adjacent
86	Bradley Gardens
87	Glasier Road

COPRESTR SAFLE YMGEISYDD 2017/CANDIDATE SITES REGISTER 2017

88	Penheolferthyr, Twynyrodyn
89	Former Miners Hall
90	Former Tydfils Hospital
91	Former Hollies/Police Station site
92	Tax Office
93	Oldway House






Treharris

	Map y Ward/Ward Map
94	Land at Treharris
95	Commercial Field, Treharris
96	Twynygarreg
97	Cilhaul

Y Faenor/Vaynor

	Map y Ward/Ward Map
98	Taf Fechan River Bank

**Allwedd/Key:**  
**(Heb fod wrth raddfa / Not to Scale)**

	<b>Ffin Safle'r Ymgeisydd /Candidate Site Boundary</b>
	<b>Ffin y Ward / Ward Boundary</b>
	<b>Awdurdod Cynllunio Lleol Cyffiniol/ Adjoining Local Planning Authority</b>
	<b>Wardiau cyffiniol /Adjoining Wards</b>
	<b>Parc Cenedlaethol Bannau Brycheiniog /Brecon Beacons National Park</b>

Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle.

Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI Newydd (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission.

The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the Replacement LDP (2016 – 2031).

## Candidate Sites -Yn unol â'r Strategaeth a Ffefrir/ Accordance with LDP Strategy

Key: Site accords with LDP Strategy

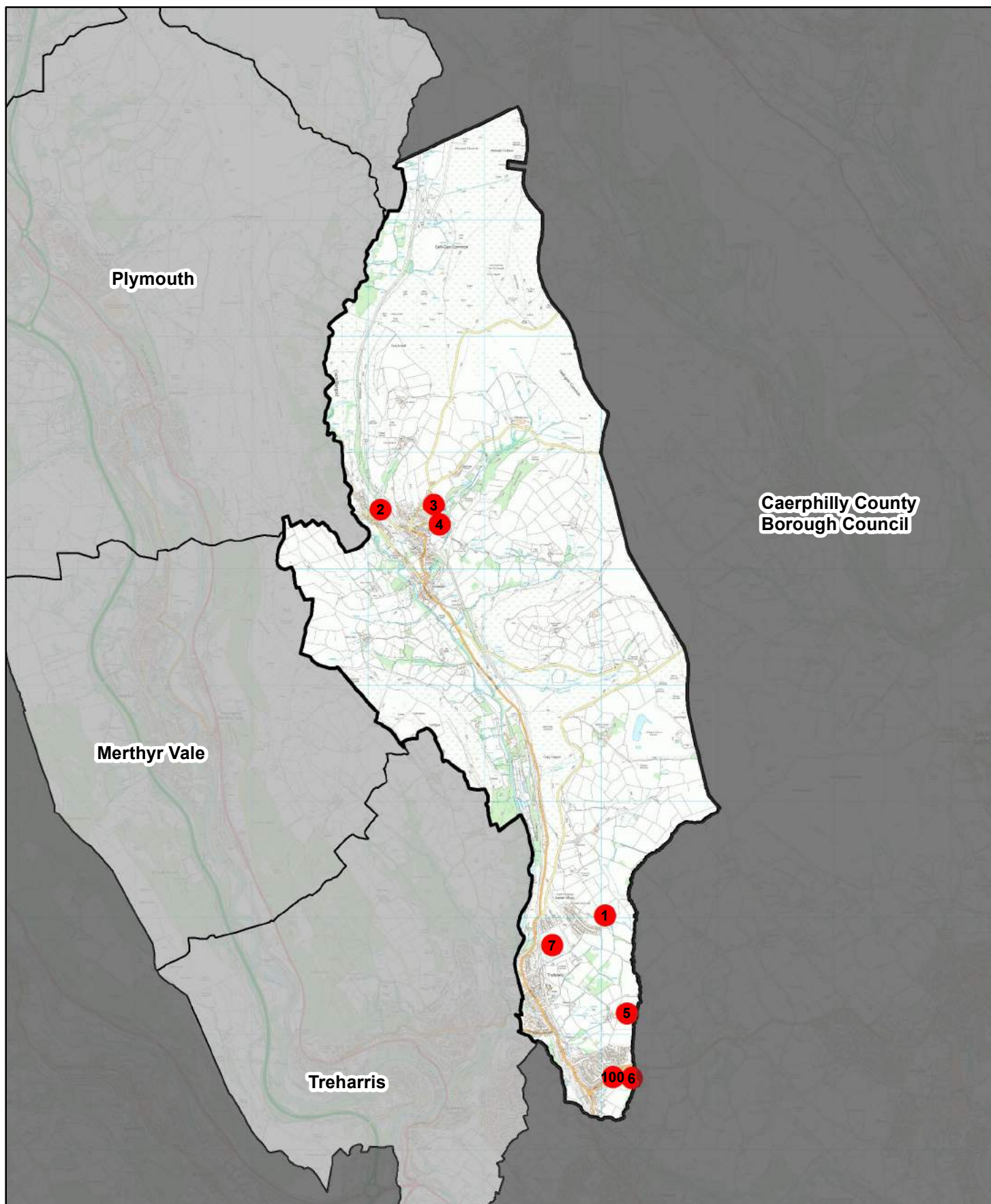
Site does not accord with LDP Strategy

Ward/Site Ref.	Site Name	Proposed Use
<b>BEDLINOG</b>		
1	Gilfach Maen Isaf Farm & Tir William Morgan Farm	Residential
2	Land to rear of Bedw Road Bedlinog	Residential
3	Land adjoining 30 Pleasant View Bedlinog	Residential
4	Land adjacent to Craig-y-Hendre	Residential
5	Land off Gelligaer Road, Llancaiach, CF46 6ER	Residential
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100	Land adjacent to 24 Gelligaer Road	Residential
<b>CYFARTHFA</b>		
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17	Brondeg	Residential
18	Upper Georgetown Plateau	Residential
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20	Land at Rhydycar West - Site 2	Residential
21	Land at Rhydycar West - Site 3	Residential
22	Land at Rhydycar West - Site 4	Residential
23	Land at Rhydycar West - Site 5	Residential
24	Land at Rhydycar West - Site 6	Residential
25	Land at Rhydycar West - Site 7	Mixed Use
26	Land at Rhydycar West - Site 8	Mixed Use
27	Land South of College Car Park	Mixed Use
28	West Merthyr	Leisure/Tourism
29	Rhydycar	Residential
99	Land West of Coedmeyrick Close	Residential
101	Land at Ty Beili Glas	Residential
102	Six Bells, Heolgerrig	Residential
<b>DOWLAIS</b>		
31	Land adjacent to Trevor Close, Pant	Residential
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36	Land east of A4060 at Ffos Y Fran	Employment
37	Pengarnddu	Employment
38	Land at Pant Industrial Estate	Industrial
39	Land at East Street, Dowlais	Residential
40	Heartlands	Residential
41	Blaen y Garth Farm	Tourism
<b>GURNOS</b>		
42	Gurnos Farm	Residential
43	Pen-y-dre	Residential
<b>MERTHYR VALE</b>		
44	Colliery Site, Merthyr Vale, Aberfan	Residential
45	Land at Hafod, Tanglwys	Cemetery
46	Riverside	Residential/Mixed
47	Taff and Crescent Streets and Railway Sidings	Residential/Mixed
48	Land opposite Kingsley Terrace, Aberfan	Residential
103	Land at Oakfield Street, Aberfan	Residential
<b>PARK</b>		
49	Cyfarthfa Heritage Area Site 1	Protected as part of Cyfarthfa Heritage Area
50	Cyfarthfa Heritage Area Site 2	Protected as part of Cyfarthfa Heritage Area
51	Cyfarthfa Heritage Area Site 3	Protected as part of Cyfarthfa Heritage Area
52	Former Merthyr Care Home, Penydarren Road	Residential
53	YMCA, Penydarren Road, Pontmorlais	Residential
54	Pontycafnau	Tourism
55	Land at Chapel Banks/Adj to Joseph Parry's Cottage	Residential
56	Ty Keir Hardie/ Martin Evans House	Commercial
57	Cyfarthfa Park and Heritage Area	Cyfarthfa Heritage Area
<b>PENYDARREN</b>		
58	The Greenie	Residential
59	Hillcrest Park/Haydn Terrace	Residential
<b>PLYMOUTH</b>		
60	Land at Rhydycar West - Site 9	General Commercial/Retail
61	Land at Rhydycar West - Site 10	Hotel/Tourist Accommodation
62	Land at Rhydycar West - Site 11	Residential
63	Land off Aberfan Road, Site 1 - Option 1	Residential
64	Land off Aberfan Road, Site 1 - Option 2	Mixed Employment Residential

65	Land off Aberfan Road, Site 2 - Option 1	Residential
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67	Ardagh Site, Dragon Parc, Abercanaid	Residential/Employment
68	Land West of Gethin Road, Abercanaid	Residential
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70	Hoover Site 1	Residential/Employment/Retail
71	Hoover Site 2	Residential/Employment/Retail
72	Hoover Site 3	Residential/Employment/Retail
73	Hoover Factory Sports Grounds	Residential/Employment/Retail
74	Hoover factory facade, gatehouse and sports ground	Sports Ground
75	Hoover Factory Site, Pentrebach	Residential
76	Land south of Merthyr Tydfil Industrial Park/Sekis	Employment
77	West Bank - Land across river from Afon Taf	Residential
78	Ski Slope	Tourism/Employment/Renewable Energy
<b>TOWN</b>		
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83	Former Night Club, Church Street	Residential
84	Queens Road, Former Ysgol Santes Tydfil Site	Residential
85	Central Bus Station and Land Adjacent	Retail/Mixed use
86	Bradley Gardens Two	Residential
87	Glasier Road	Residential
88	Penheolferthyr, Twynyrodyn	Residential
89	Former Miners Hall	Residential
90	Former St Tydfils Hospital	Residential
91	Former Hollies/Police Station site	Bus Station/Transport Hub
92	Tax Office	General Commercial
93	Oldway House	General Commercial
<b>TREHARRIS</b>		
94	Land at Treharris	Residential
95	Commercial Field, Treharris	Residential
96	Twynygarreg	Residential
97	Cilhaul	Residential
<b>VAYNOR</b>		
98	Taf Fechan River Bank	Open Space





G/N



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werthu y data yma i unrhyw drydydd barti mewn unrhyw ffurf"

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# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 1 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 42.62

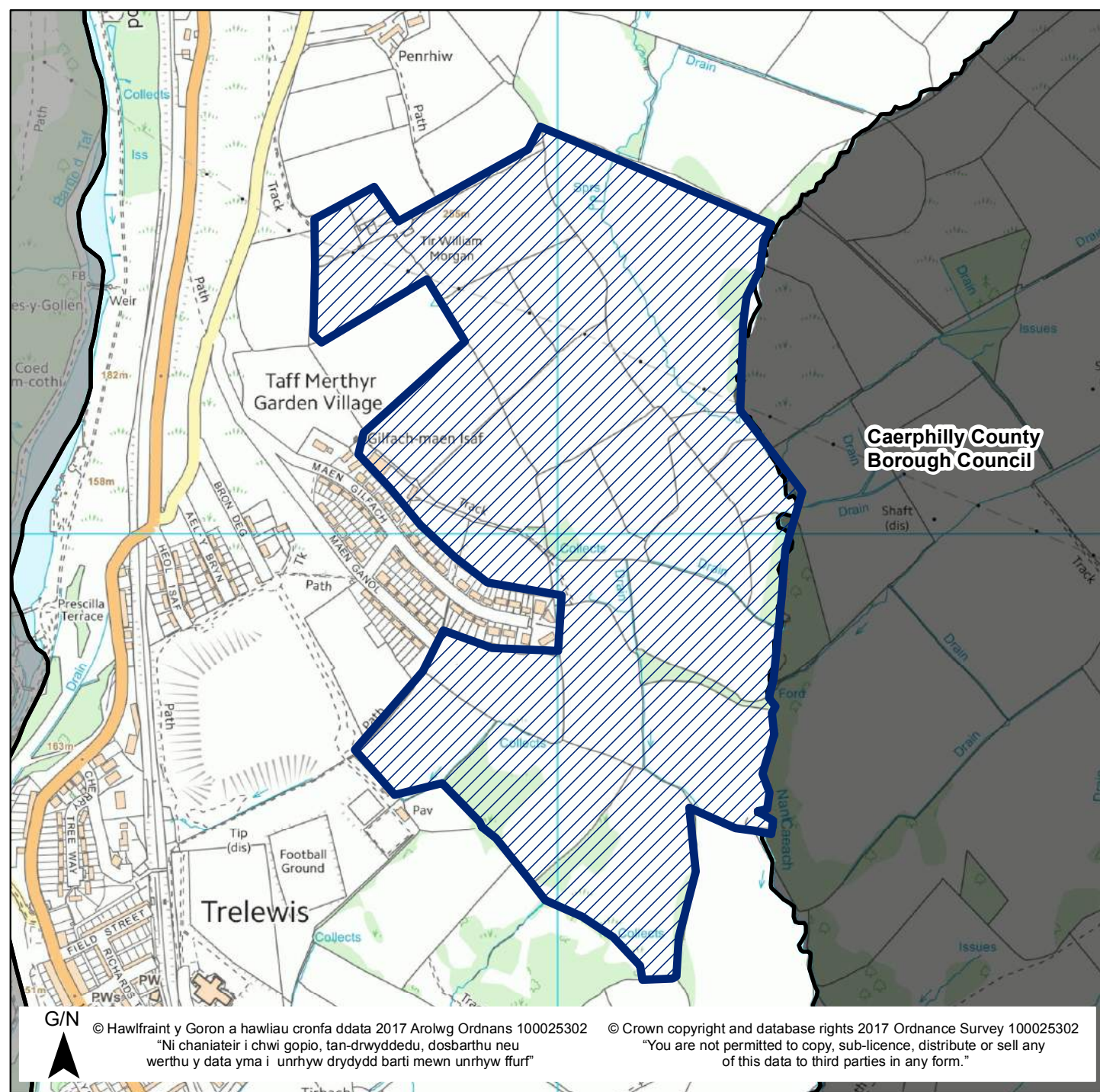
Site Name / Enw'r Safle Gilfach Maen Isaf Farm & Tir William Morgan Farm

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 311034 Gogleddiad / Northing 198020



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynyddedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## **Candidate Site Sustainability Appraisal**

**Site Ref.** 1  
**Site** Gilfach Maen Isaf Farm & Tir William Morgan Farm  
**Ward** Bedlinog  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 311034, 198020

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The majority of the site is located beyond reasonable walking distance (over 800m) of most of the key services and facilities available in Trelewis.
2	To maintain and enhance community and settlement identities.	-	Development would lead to a significant change in the character of the community. The site is located adjoining part of Trelewis in the open countryside and is separated from the main settlement, both positionally and by a railway line.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	While the site is located in close proximity to an area of open space as identified by the Open Space Strategy and some sports/leisure facilities (Trelewis Park), the majority of sports/leisure facilities are over 400m away. However, it would deliver new development in an area of higher deprivation (LSOA W01001290 - Bedlinog 2)
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more), & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 42.6 hectares.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour), or a reasonable distance (100m) to an active travel route or a key pedestrian or cycling route. While the site is within 400m of a number of bus stops, the service frequency is only once per hour.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	-	The majority of the site is located in an off-gas area.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	Development at the site has the potential for negative effects on sites designated as being of local importance. Parts of the site are designated SINCs and the site is within 200m of a number of other designated SINCs.
13	To minimise the demand for water and improve the water environment.	?	There is an element of uncertainty; most likely until further detailed assessment work has been carried out. A watercourse runs along the eastern boundary of the site.

14	To minimise the risk of flooding.	0	No part of the site is located within a B, C1 or C2 flooding area. Small areas in the north and west of the site are located within an area at risk of surface water flooding (less susceptible according to EA guidance) . However, development could avoid this area with the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The majority of the site is located within a Sandstone Safeguarding Area.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no designated heritage assets within close proximity of the site. 2 non-designated heritage assets, as identified by GGAT, are located within the site, close to the western and northern boundaries.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-Y-Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site has medium to high or high sensitivity in landscape terms and is within the draft Gelligaer Lowlands draft SLA and outside the existing settlement boundary where the landscape character is well defined. Potential for major residual negative effect.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 2 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.8

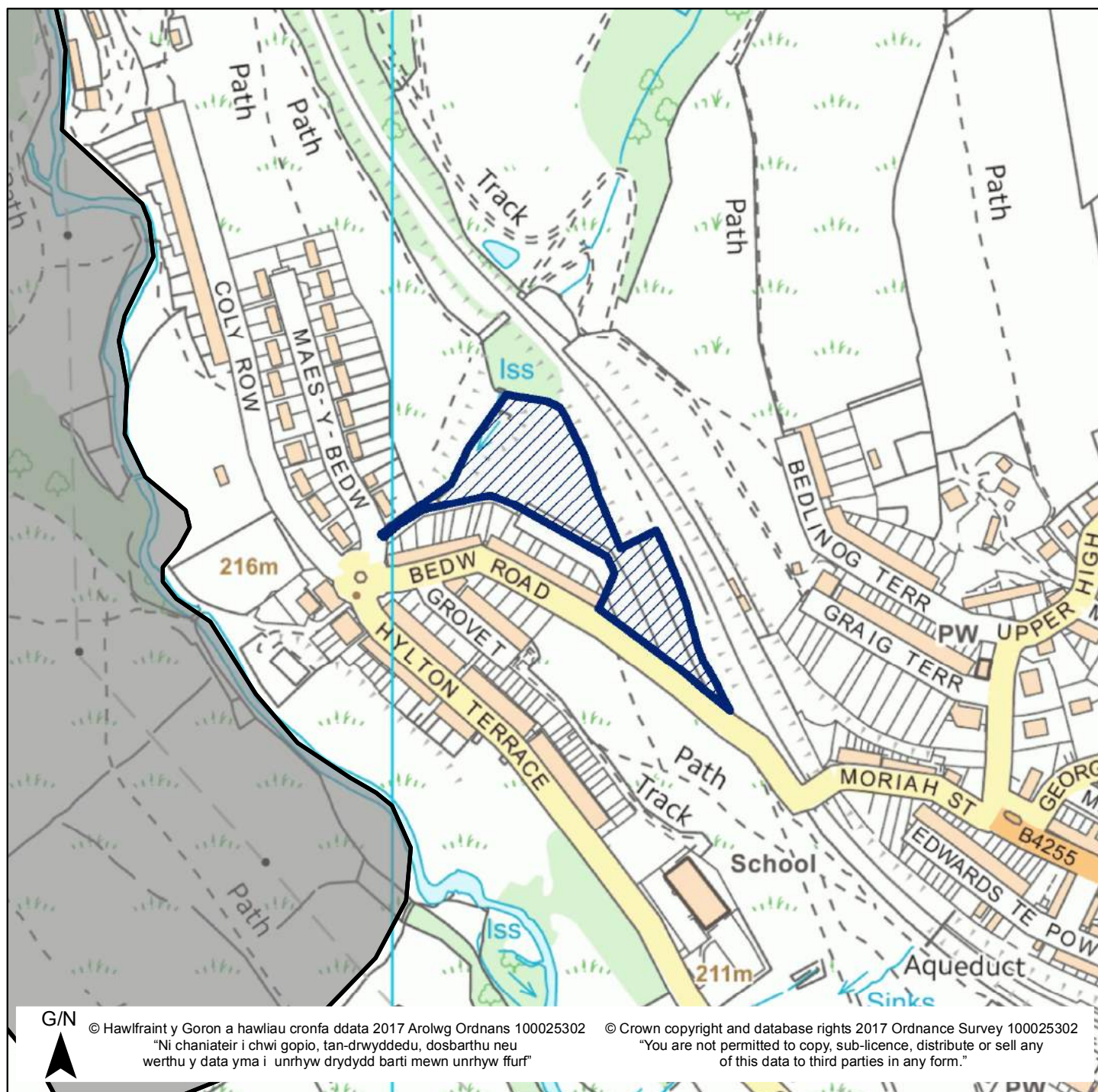
Site Name / Enw'r Safle Land to rear of Bedw Road Bedlinog

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309108 Gogleddiad / Northing 201512



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 2  
**Site** Land to rear of Bedw Road Bedlinog  
**Ward** Bedlinog  
**Current** Grazing  
**Proposed** Residential  
**Co-ords** 309108, 201512

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located immediately adjacent to the village of Bedlinog. Local facilities including a primary school, GP surgery, post office and local shops are located within 800m of the site.
2	To maintain and enhance community and settlement identities.	++	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably. The site is not particularly large in size and is located immediately adjacent to the settlement of Bedlinog. Additionally, if the site were to be developed for residential use, this would contribute to maintaining or sustainably increasing the population, in an area experiencing deprivation, which would subsequently contribute to maintaining local services and facilities.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site located within reasonable walking distance (within 400m) of some areas of open/recreational space. Most sports/leisure facilities are located significantly over 400m away. However, the site would deliver new development in an area of higher deprivation (LSOA W01001289: Bedlinog 1).
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.8 hectares.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) and or a reasonable distance (100m) to an active travel route or a key pedestrian or cycling route. While the site is within 400m of a number of bus stops, the service frequency is only once per hour.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	The majority of the site is located within the designated Cwm Bargoed SINC. Development at the site has the potential for negative effects on a site designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors identified as SINC / Green Infrastructure.

13	To minimise the demand for water and improve the water environment.	0	Given the site's relatively modest size and location, this site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	0	No part of the site is located within a B, C1 or C2 flooding area. A small area in the northwest of the site is located within an area at risk of surface water flooding (less susceptible according to EA guidance) . However, development could avoid this area with the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil. Part of the west of the site is located within a Sandstone Safeguarding area as identified in the Aggregates Safeguarding Maps of Wales (2012).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site option will have no significant effect. There are no designated heritage assets within close proximity of the site. 1 non-designated heritage asset, as identified by GGAT, is located within the site adjacent to its southern boundary.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-Y-Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site option has medium sensitivity in landscape terms and is located where the landscape or townscape character is well defined. The site is located outside the existing settlement boundary and therefore in the open countryside. However, it is immediately adjacent to the existing settlement boundary and existing dwellings.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 3 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.45

Site Name / Enw'r Safle Land adjoining 30 Pleasant View Bedlinog

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Garden

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309563 Gogleddiad / Northing 201550



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 3  
**Site** Land adjoining 30 Pleasant View Bedlinog  
**Ward** Bedlinog  
**Current** Grazing  
**Proposed** Residential  
**Co-ords** 309563, 201550

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located immediately adjacent to the village of Bedlinog. Local facilities including a primary school, GP surgery, post office and local shops are located within 800m of the site.
2	To maintain and enhance community and settlement identities.	++	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably. The site is not particularly large in size and is located immediately adjacent to the settlement of Bedlinog. Additionally, if the site were to be developed for residential use, this would contribute to maintaining or sustainably increasing the population, in an area experiencing deprivation, which would subsequently contribute to maintaining local services and facilities.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site located within reasonable walking distance (within 400m) of some areas of open/recreational space and sports/leisure facilities. Most sports/leisure facilities are located significantly over 400m away. However, the site would deliver new development in an area of higher deprivation (LSOA W01001289: Bedlinog 1).
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.45 hectares.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) and or a reasonable distance (100m) to an active travel route or a key pedestrian or cycling route. While the site is within 400m of a number of bus stops, the service frequency is only once per hour.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out. The site appears to be entirely greenfield with mature vegetation. As such, it is considered that further surveys & assessments would be necessary.

13	To minimise the demand for water and improve the water environment.	0	Given the sites relatively modest size and location, this site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect. The site is within 50m of a watercourse.
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no heritage assets within close proximity of the site.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-Y-Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is within the existing settlement boundary but is entirely greenfield. More detailed lower level assessments are necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 4 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.56

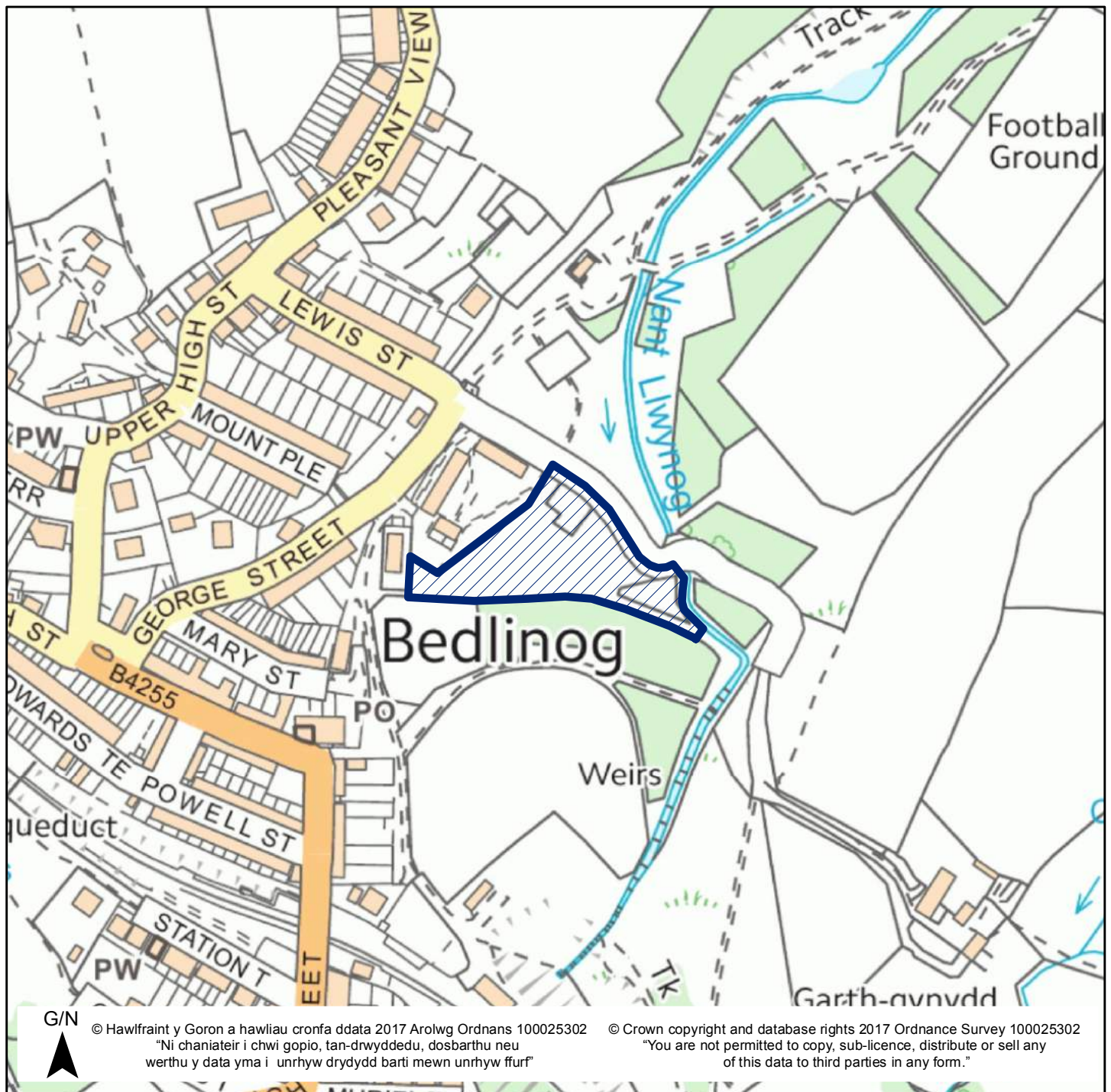
Site Name / Enw'r Safle Land adjacent to Craig-y-Hendre

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309614 Gogleddiad / Northing 201380



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 4  
**Site** Land adjacent to Craig-y-Hendre  
**Ward** Bedlinog  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 309614, 201380

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located immediately adjacent to the village of Bedlinog. Local facilities including a primary school, GP surgery, post office and local shops are located within 800m of the site.
2	To maintain and enhance community and settlement identities.	++	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably. The site is not particularly large in size and is located immediately adjacent to the settlement of Bedlinog. Additionally, if the site were to be developed for residential use, this would contribute to maintaining or sustainably increasing the population, in an area experiencing deprivation, which would subsequently contribute to maintaining local services and facilities.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site located within reasonable walking distance (within 400m) of some areas of open/recreational space and sports/leisure facilities. Most sports/leisure facilities are located significantly over 400m away. However, the site would deliver new development in an area of higher deprivation (LSOA W01001289: Bedlinog 1).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.56 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) or a reasonable distance (100m) to an active travel route or a key pedestrian or cycling route. While the site is within 400m of a number of bus stops, the service frequency is only once per hour.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out. The site appears to be mainly greenfield with some mature vegetation. As such, it is considered that further surveys & assessments would be necessary.
13	To minimise the demand for water and improve the water environment.	0	Given the sites relatively modest size and location, this site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect. A watercourse is immediately adjacent to the site's eastern boundary.
14	To minimise the risk of flooding.	?	No part of the site is located within a B, C1 or C2 flooding area. However, approximately half the site is located within an area at risk of surface water flooding (intermediate level of susceptibility according to EA guidance) . It is unclear if this could be mitigated against although development could avoid this area. More detailed lower level surveys and assessments are necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site option will have no significant effect. There are no heritage assets within close proximity of the site.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-Y-Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is within the existing settlement boundary but is mainly greenfield. More detailed lower level assessments are necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 5 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 4.71

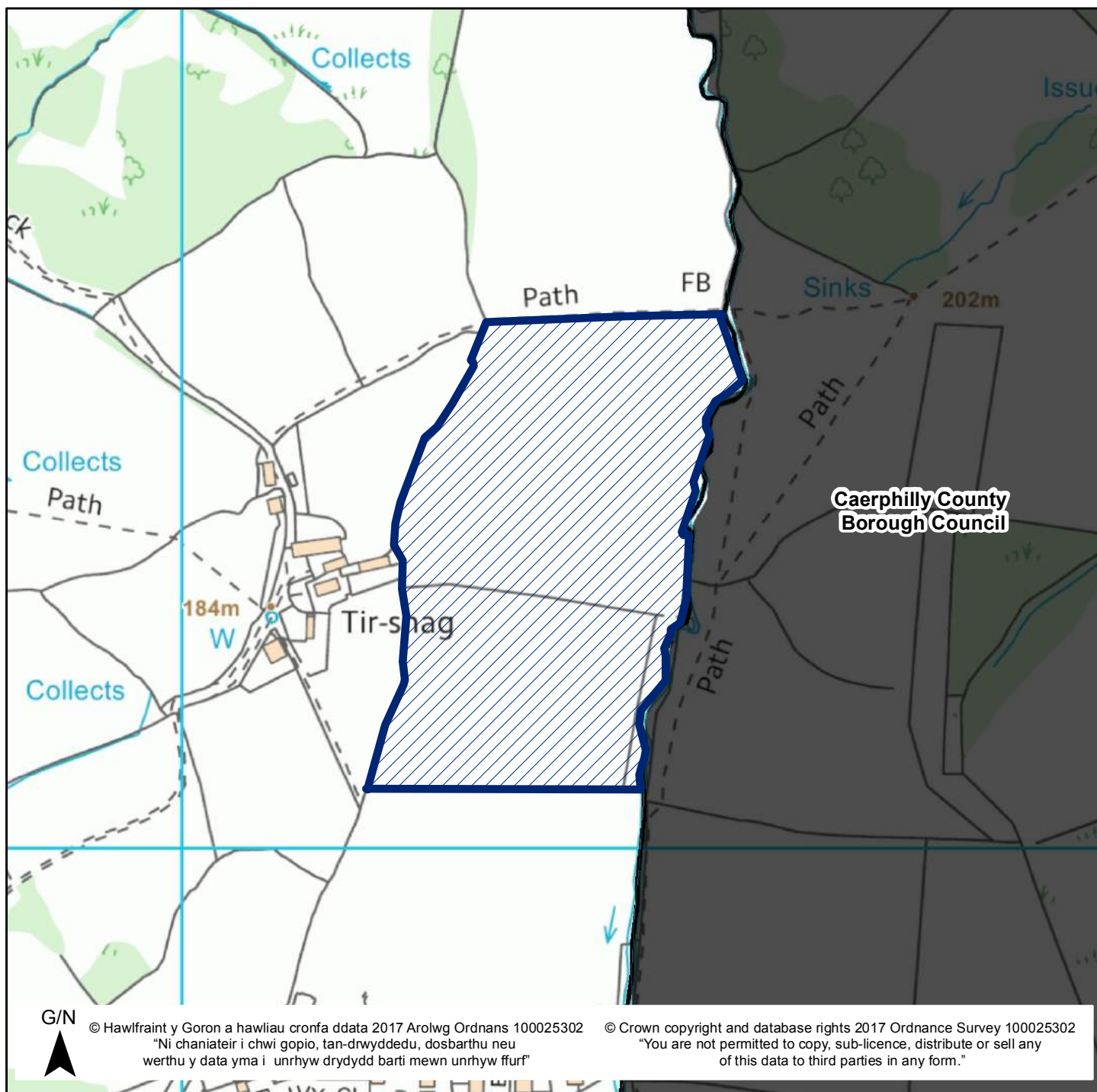
Site Name / Enw'r Safle Land off Gelligaer Road, Llancaiach, CF46 6ER

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 311223 Gogleddiad / Northing 197180



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 5  
**Site** Land off Gelligaer Road, Llancaiach, CF46 6ER  
**Ward** Bedlinog  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 311223, 197180

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is beyond reasonable walking distance (over 800m) of Trelewis Primary School and Trelewis High St. which contains a small number of local shops.
2	To maintain and enhance community and settlement identities.	+	Although the site would extend the 'Manor View' development further into the countryside, its scale would not lead to a significant change in the character of the community.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	Parts of the site are located within 400m of some small areas of open space. However, most open space and sports/leisure facilities are over 400m away. However, it would deliver new development in an area of higher deprivation (LSOA W01001290 - Bedlinog 2)
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 4.7 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	

7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) or within reasonable distance (100m) to an active travel route or a key pedestrian or cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	The site is located in an off-gas area, however the neighbouring development has a gas supply. There remains an element of uncertainty until more detailed assessments are carried out.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	Development at the site has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors as identified as SINC / Green Infrastructure. Parts of the site are located within the designated Nant Caiach SINC and the site is within 150m of the Trelewis Woods SINC.
13	To minimise the demand for water and improve the water environment.	?	There is an element of uncertainty; most likely until further detailed assessment work has been carried out. A watercourse runs along the eastern boundary of the site.
14	To minimise the risk of flooding.	?	No part of the site is located within a B, C1 or C2 flooding area. However, part of the site is located within an area at risk of surface water flooding (intermediate level of susceptibility according to EA guidance) . It is unclear if this could be mitigated against. More detailed lower level surveys and assessments are necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil. The majority of the site is within a sandstone safeguarding area.

16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site option will have no significant effect. There are no designated heritage assets within close proximity of the site. 2 non-designated heritage assets, as identified by GGAT, are located in close proximity to the site (150m).
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-Y-Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site is within the setting of the draft Gelligaer Lowlands SLA and is located outside the existing settlement boundary and therefore in the open countryside. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 6 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.55

Site Name / Enw'r Safle Land to the East of Trelewis

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 311229 Gogleddiad / Northing 196621



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 6  
**Site** Land to the East of Trelewis  
**Ward** Bedlinog  
**Current** Grazing  
**Proposed** Residential  
**Co-ords** 311229, 196621

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is located beyond reasonable walking distance (over 800m) of most of the key services and facilities, including Trelewis Primary School and Trelewis High St. which contains a small number of local shops. A farm shop is, however, located next to the site.
2	To maintain and enhance community and settlement identities.	+	Although the site is located outside the existing settlement boundary, its frontage is opposite the recent 'Manor View' development. The scale of the site would not lead to a significant change in the character of the community.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	While the site is located in close proximity to some small areas of open space as identified by the Open Space Strategy, the nearest sports/leisure facilities are over 400m away. However, it would deliver new development in an area of higher deprivation (LSOA W01001290 - Bedlinog 2)
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 2.6 hectares.



6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) and or within reasonable distance (100m) to an active travel route or a key pedestrian or cycling route. While the site is within 400m of a number of bus stops, the service frequency is only twice per hour, within 5 minutes of each other.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, and that it is located outside the existing settlement boundary, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	Parts of the site are located within the designated Nant Caiach SINC and part of the site is protected by a woodland TPO. Development at the site has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors identified as SINC / Green Infrastructure.



13	To minimise the demand for water and improve the water environment.	?	There is an element of uncertainty; most likely until further detailed assessment work has been carried out. A watercourse runs along the eastern boundary of the site.
14	To minimise the risk of flooding.	+	No part of the site is located within a B, C1 or C2 flooding area. A very small area in the north of the site is located within an area at risk of surface water flooding (less susceptible according to EA guidance)
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The entirety of the site is within a sandstone safeguarding area as identified in the Aggregates Safeguarding Maps of Wales (2012).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	Llancaiach Fawr Manor (Grade I listed building) is located in close proximity of the site (less than 50m). 2 non-designated heritage assets, as identified by GGAT, are located within the site and a further 4 are in close proximity to the site (150m). As such, further surveys and assessments are deemed necessary.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-Y-Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site has medium sensitivity in landscape terms and is located where the landscape or townscape character is well defined. The site is located outside of the existing settlement boundary and within the open countryside.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 7 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 5.29

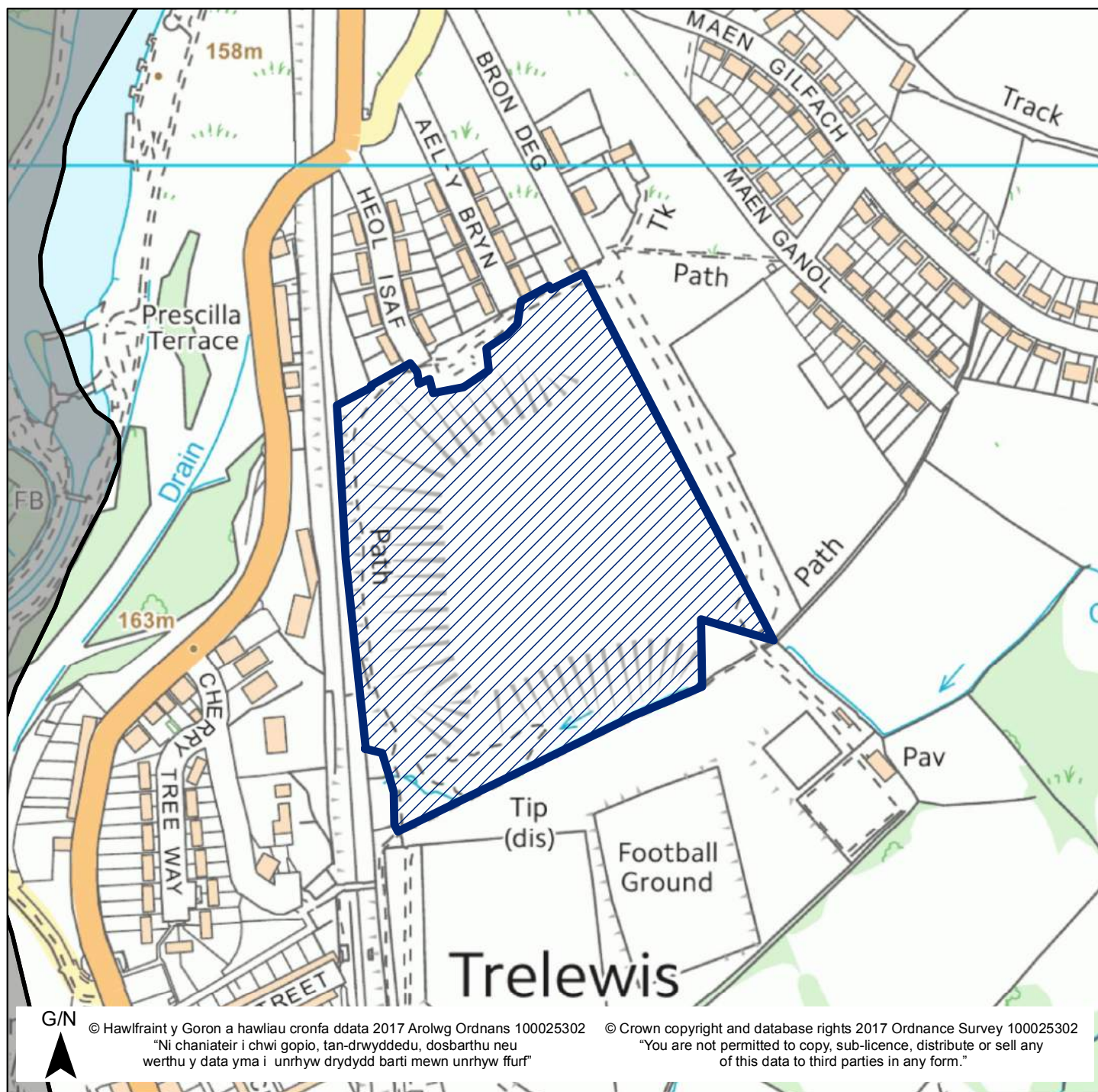
Site Name / Enw'r Safle Land at Taff Merthyr Garden Village (Storm Town)

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Vacant Grassland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 310581 Gogleddiad / Northing 197762



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 7  
**Site** Land at Taff Merthyr Garden Village (Storm Town)  
**Ward** Bedlinog  
**Current** Vacant Grassland  
**Proposed** Residential  
**Co-ords** 310581, 197762

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (800m) of Trelewis Primary School and Trelewis High St. which contains a small number of local shops.
2	To maintain and enhance community and settlement identities.	+	Development would support the character and identity of a community by enabling it to grow sustainably. The site is located within the existing settlement boundary and is located to the east, south and southwest of existing dwellings forming part of the settlement of Trelewis.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	While the site is located in close proximity to an area of open space as identified by the Open Space Strategy and some sports/leisure facilities (Trelewis Park), the majority of sports/leisure facilities are over 400m away. However, it would deliver new development in an area of higher deprivation (LSOA W01001290 - Bedlinog 2)
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures.. The site measures approx. 5.3 hectares.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) or within reasonable distance (100m) to an active travel route or a key pedestrian or cycling route. While the site is within 400m of a number of bus stops, the service frequency is only twice per hour, within 5 minutes of each other.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	No part of the site is located within a designated SINC, however a number of designated SINCS are located within 200m. The site is located within the existing settlement boundary, but is greenfield and contains some mature vegetation. As such, additional surveys and assessments are considered necessary.
13	To minimise the demand for water and improve the water environment.	?	While there are no watercourses within or immediately adjacent to the site, given its large size, further detailed assessment work is considered necessary.

14	To minimise the risk of flooding.	+	No part of the site is located within a B, C1 or C2 flooding area, or within an area at risk of surface water flooding (according to EA guidance).
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no heritage assets within close proximity of the site.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-Y-Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is within the existing settlement boundary and is mainly greenfield. More detailed lower level assessments are necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 100 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.2

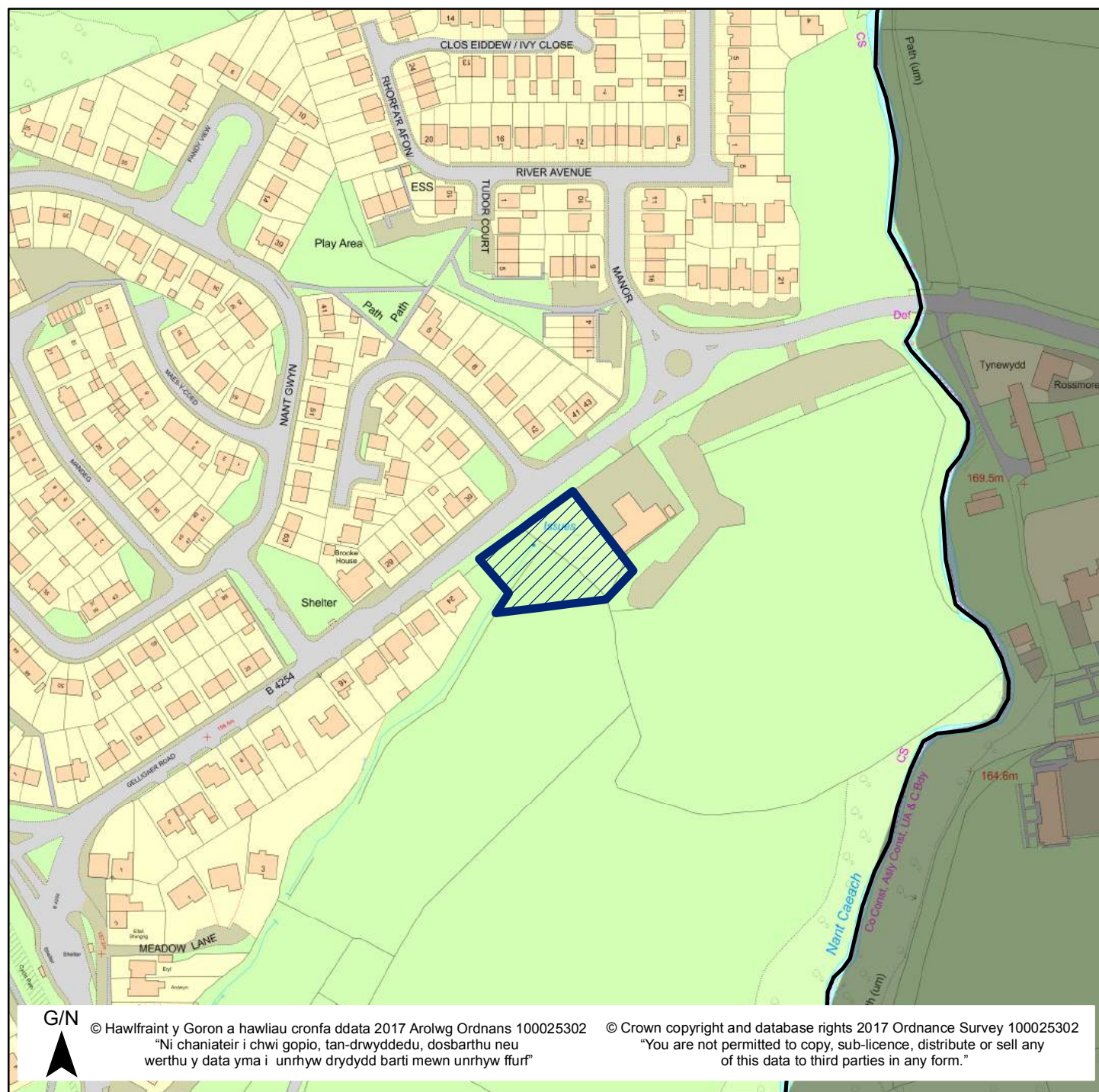
Site Name / Enw'r Safle Land adjacent to 24 Gelligaer Road

Ward / Ward Bedlinog

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 311128 Gogleddiad / Northing 196629



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## Candidate Site Sustainability Appraisal

**Site Ref.** 100  
**Site** Land adjacent to 24 Gelligaer Road  
**Ward** Bedlinog  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 311128, 196629

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is located beyond reasonable walking distance (over 800m) of most of the key services and facilities, including Trelewis Primary School and Trelewis High St. which contains a small number of local shops. A farm shop is, however, located next to the site.
2	To maintain and enhance community and settlement identities.	+	Approximately three quarters of the site is located outside the existing settlement boundary. The scale of the site would not lead to a significant change in the character of the community.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	While the site is located in close proximity to some small areas of open space as identified by the Open Space Strategy, the nearest sports/leisure facilities are over 400m away. However, it would deliver new development in an area of higher deprivation (LSOA W01001290 - Bedlinog 2)
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings). The site measures approx. 0.2 hectares.

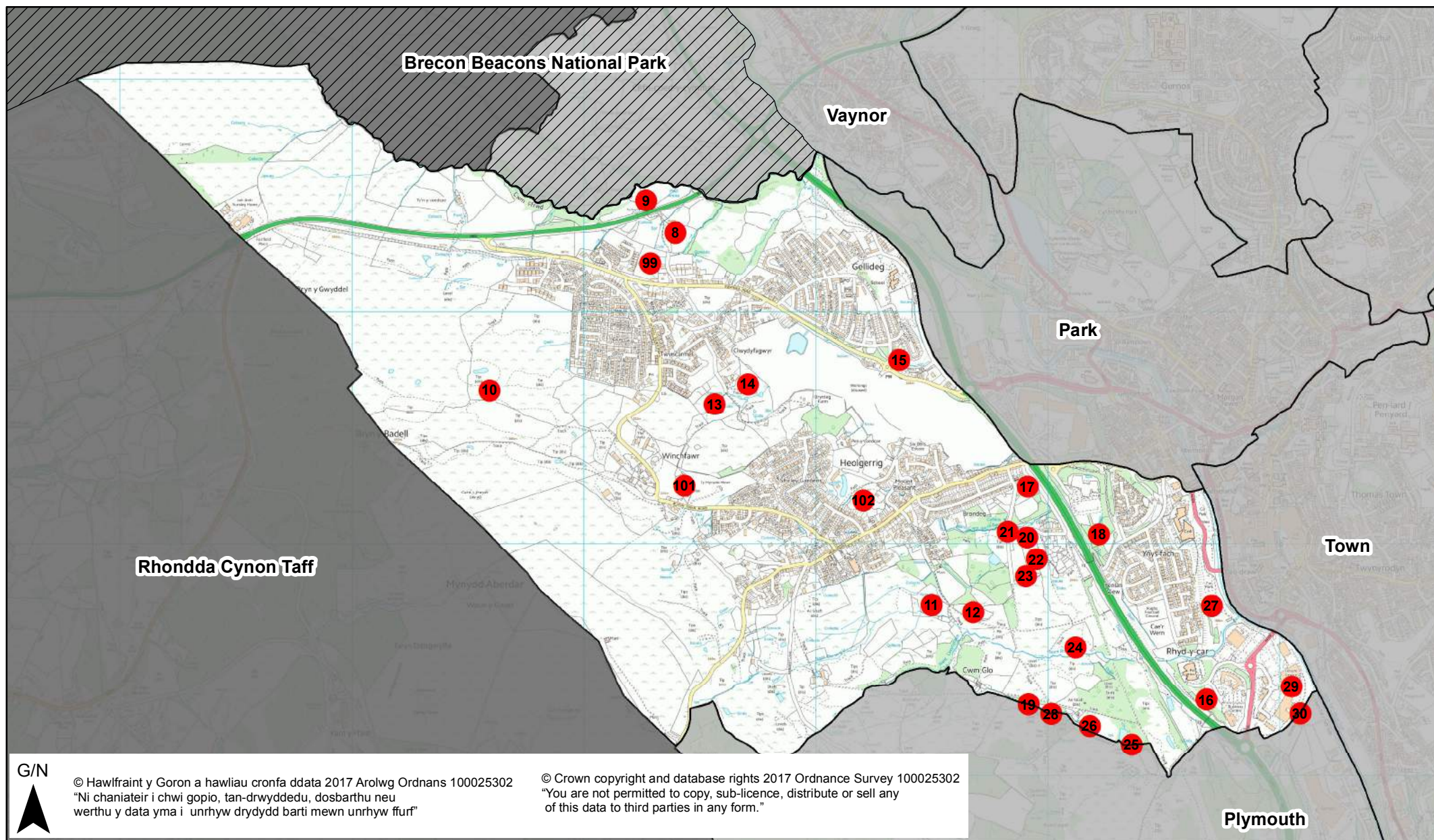


6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) and or within reasonable distance (100m) to an active travel route or a key pedestrian or cycling route. While the site is within 400m of a number of bus stops, the service frequency is only twice per hour, within 5 minutes of each other.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	A small part of the site is protected by a group TPO. Development at the site has the potential for negative effects on sites designated as being of local importance. Mitigation possible, potential for a residual neutral effect.

13	To minimise the demand for water and improve the water environment.	0	There are no water-bodies or water-courses within the site, or in close proximity. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	0	Approximately a quarter of the site is located within an area at risk of surface water flooding (less susceptible/low risk according to EA guidance). The site option is located partially within an area of flood risk, or at risk of surface water flooding in parts of the site. However, development could avoid this area, or suitable mitigation is available, with the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The majority of the site is within a sandstone safeguarding area as identified in the Aggregates Safeguarding Maps of Wales (2012).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The site is within approximately 150m of the Listed Building of Llancaiach Fawr. A small number of non-designated heritage assets are also in close proximity. Given the small size of the site, development will have no significant effect. There are no heritage assets within the influence of proposed development, potential for a residual neutral effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-Y-Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site has medium sensitivity in landscape terms and is located where the landscape or townscape character is well defined. The majority of the site is located outside of the existing settlement boundary and within the open countryside.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031 Merthyr Tydfil Local Development Plan 2016 - 2031

## Map Safle Ymgeisydd Ward Cyfarthfa Cyfarthfa Ward Candidate Site Map





# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 8 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 7.15

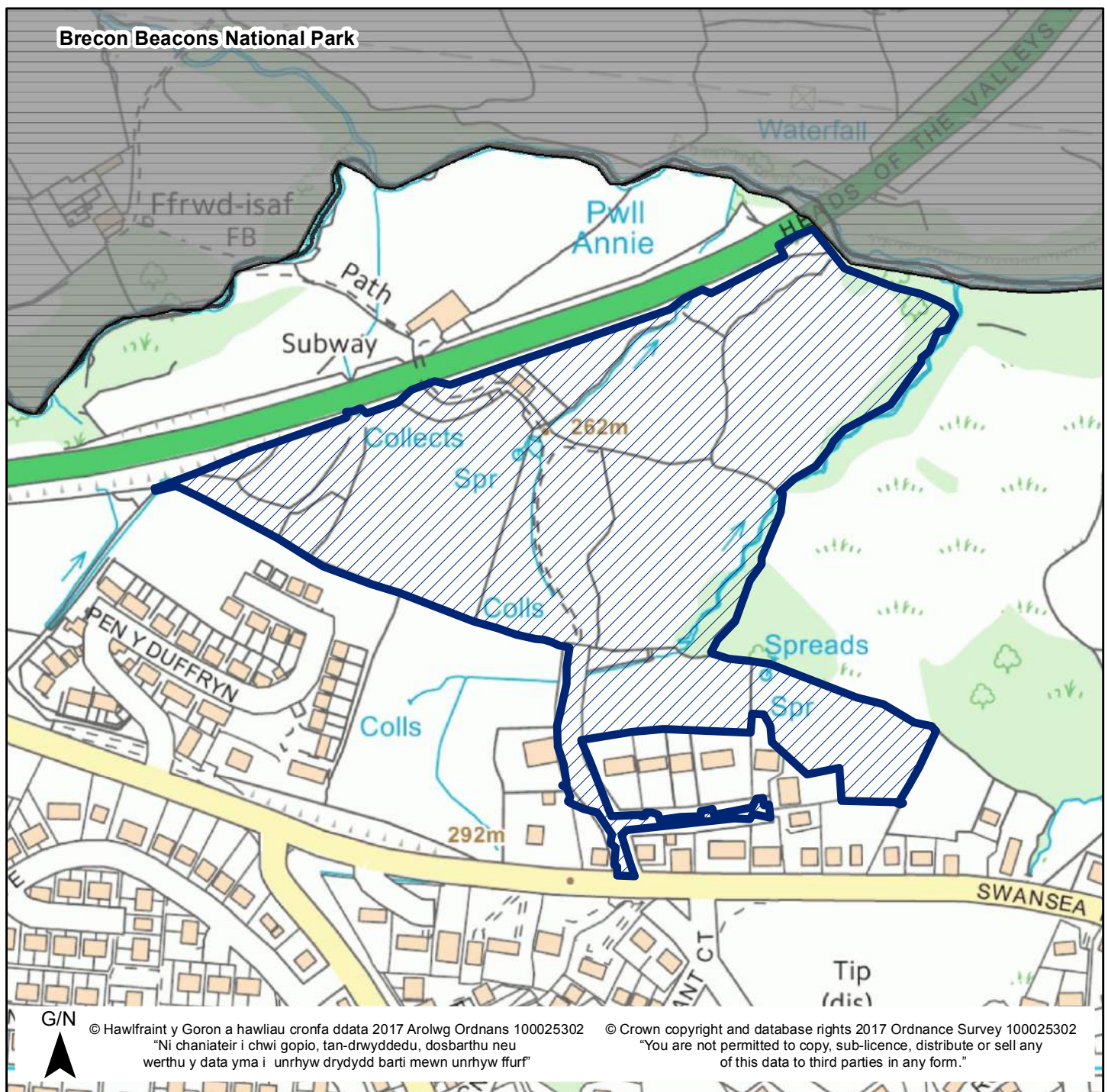
Site Name / Enw'r Safle Land between Swansea Road and A465

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 302392 Gogleddiad / Northing 207340



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 8  
**Site** Land between Swansea Road and A465  
**Ward** Cyfarthfa  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 302392, 207340

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The site is located beyond reasonable walking distance (over 800m) of all key services and facilities.
2	To maintain and enhance community and settlement identities.	-	Development would lead to a significant change in the character of the community. The site is located on the edge of the settlement of Gellideg, with the majority of the site being outside the existing settlement boundary.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	While the site is located in close proximity to an area of open space as identified by the Open Space Strategy, the majority of sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 7.2 hectares.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance (100m), without impediment, to an active travel or a key pedestrian or cycling route and is within 400m of a bus stop with a frequent service.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is mainly greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	Parts of the site are located within the Coed Meirig Pastures, Cwm Frwd and Gellideg North Fields SINC and therefore development has the potential for negative effects on sites designated as being of local importance.

13	To minimise the demand for water and improve the water environment.	?	While there are no watercourses within or immediately adjacent to the site, given its large size and that a watercourse runs in close proximity to the northeast boundary of the site, further detailed assessment work is considered necessary.
14	To minimise the risk of flooding.	+	No part of the site is located within a B, C1 or C2 flooding area, or within an area at risk of surface water flooding (according to EA guidance).
15	To protect and conserve soil and safeguard mineral resources.	--	The site is mainly greenfield and there is no clear mitigation for the impact on soil. The majority of the site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated heritage assets within close proximity of the site. The site is within the landscape of outstanding historic interest. 4 non-designated heritage assets, as identified by GGAT, are located within the site, and a further 4 are in close proximity to the site (150m). As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site is within the draft Winchfawr SLA where the landscape or townscape character is well defined. Potential for major residual negative effect.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 9 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 3.16

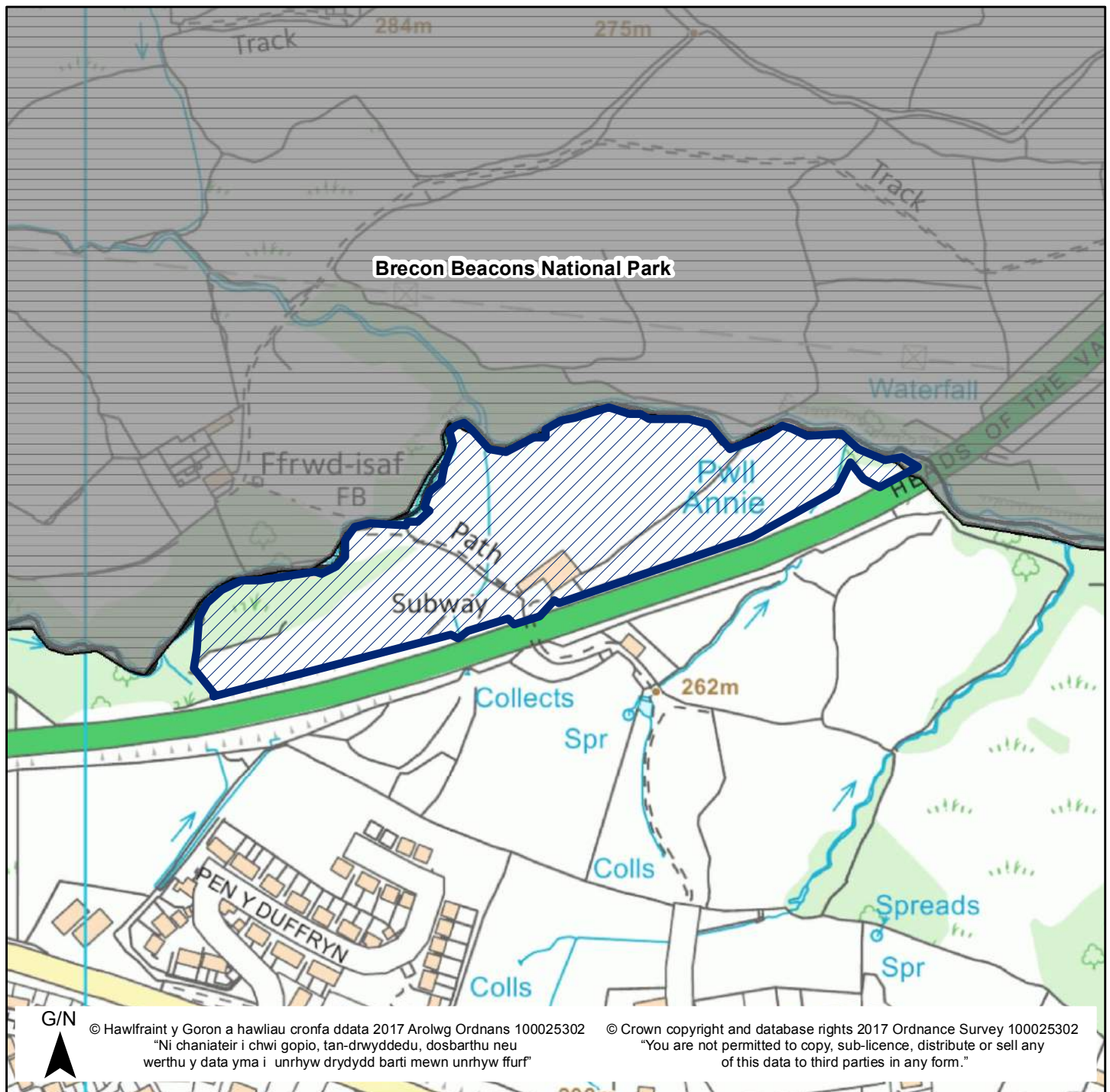
Site Name / Enw'r Safle Land North of A465

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 302266 Gogleddiad / Northing 207479



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynyddedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 9  
**Site** Land North of A465  
**Ward** Cyfarthfa  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 302266, 207479

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The site is option is located beyond reasonable walking distance (over 800m) of all key services and facilities.
2	To maintain and enhance community and settlement identities.	-	Development would lead to a significant change in the character of the community. The site is located outside the settlement of Gellideg/Swansea Road, outside the existing settlement boundary, and to the north of the A465 trunk road which forms a physical barrier between the site and the nearest dwellings of Gellideg/Swansea Road.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	While the site is located in close proximity to an area of open space as identified by the Open Space Strategy, the majority of sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 3.2 hectares.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	--	The majority of the site is not within reasonable walking distance (100m) of an active travel or a key pedestrian or cycling route, nor is it within 800m of a train station or within 400m of a bus stop with a frequent service.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is mainly greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	Part of the site is located within the Cwm Frwd designated SINC. Development at the site has the potential for negative effects on a site designated as being of local importance.

13	To minimise the demand for water and improve the water environment.	?	A watercourse runs along the north boundary of the site, therefore further detailed assessment work is considered necessary.
14	To minimise the risk of flooding.	0	The site is located partially within an area of C2 flood risk and within an area at risk of surface water flooding (intermediate risk according to EA guidance). However, development could avoid this area with the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is mainly greenfield and there is no clear mitigation for the impact on soil. The entirety of the site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated heritage assets within close proximity of the site. The site is within the landscape of outstanding historic interest. 2 non-designated heritage assets, as identified by GGAT, are located within the site, and a further 4 are in close proximity to the site (150m). As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site is within the draft Winchfawr SLA where the landscape or townscape character is well defined. Potential for major residual negative effect.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 10 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 77.69

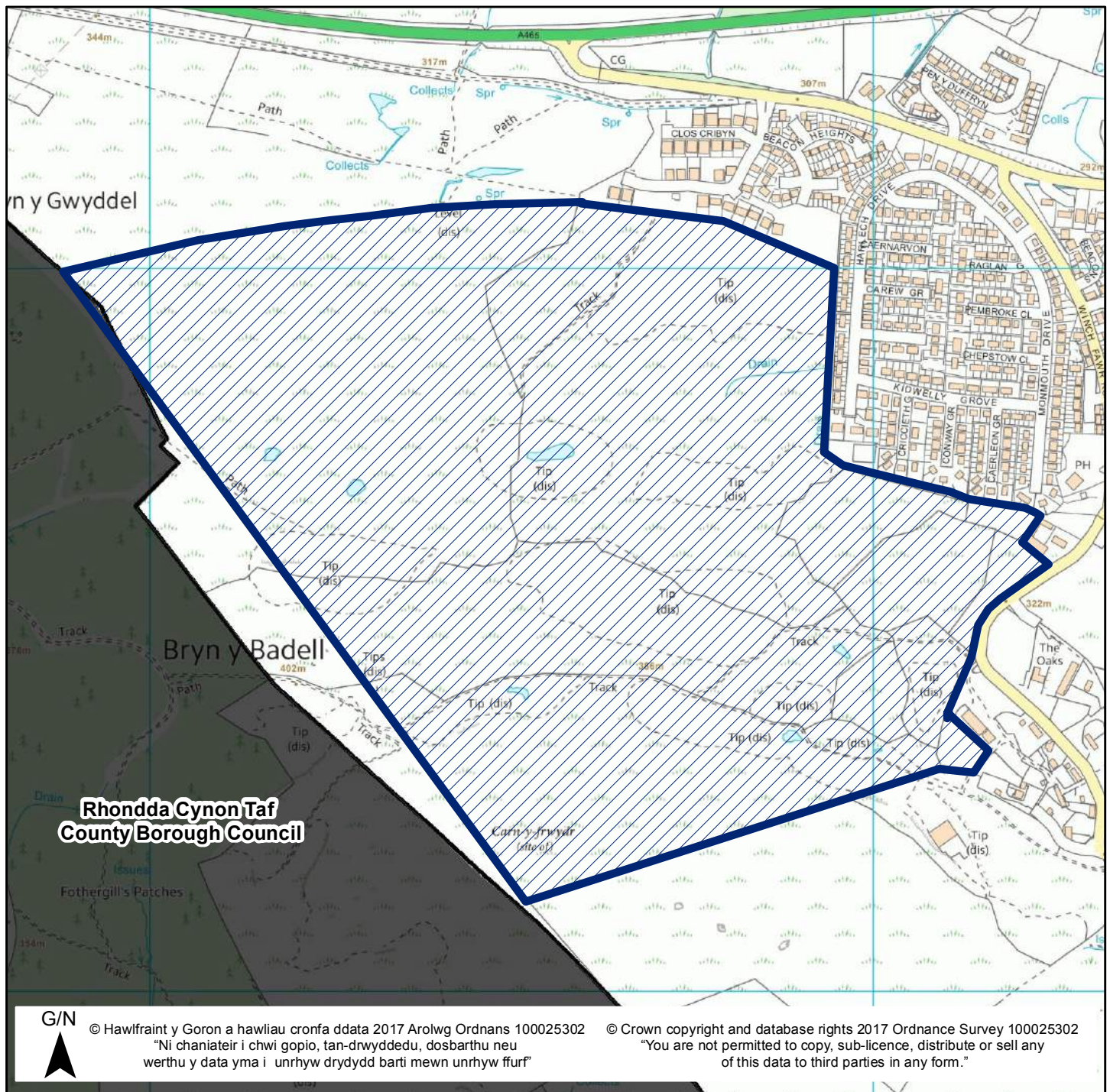
Site Name / Enw'r Safle Land to the West of Winchfawr Road

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 301591 Gogleddiad / Northing 206662



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 10  
**Site** Land to the West of Winchfawr Road  
**Ward** Cyfarthfa  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 301591, 206662

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The majority of the site is located beyond reasonable walking distance (over 800m) of the key services and facilities.
2	To maintain and enhance community and settlement identities.	-	Development would lead to a significant change in the character of the community. The site is located outside the settlement of Castle Park/Swansea Road and mainly outside the existing settlement boundary.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site is located in close proximity to small areas of open space as identified by the Open Space Strategy, however, most open space and sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 77.7 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	

7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	--	The majority of the site is not within reasonable walking distance (100m) of an active travel or a key pedestrian or cycling route, nor is it within 800m of a train station or within 400m of a bus stop with a frequent service.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	The majority of the site is located within the Winchfawr West designated SINC. Development at the site has the potential for negative effects on sites designated as being of local importance.
13	To minimise the demand for water and improve the water environment.	?	There are a number of small water-bodies within the site, therefore further detailed assessment work is considered necessary.
14	To minimise the risk of flooding.	?	Parts of the site are located within an areas at risk of surface water flooding (intermediately susceptible according to EA guidance). Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is mainly greenfield and there is no clear mitigation for the impact on soil. The majority of the site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).



16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The site is within a landscape of outstanding historic interest and contains a scheduled ancient monument. A high number of non-designated historic assets (approximately 100), as identified by GGAT, are located within the site or in close proximity to the site (150m).
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site is within the draft Winchfawr SLA where the landscape or townscape character is well defined. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 11 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1.91

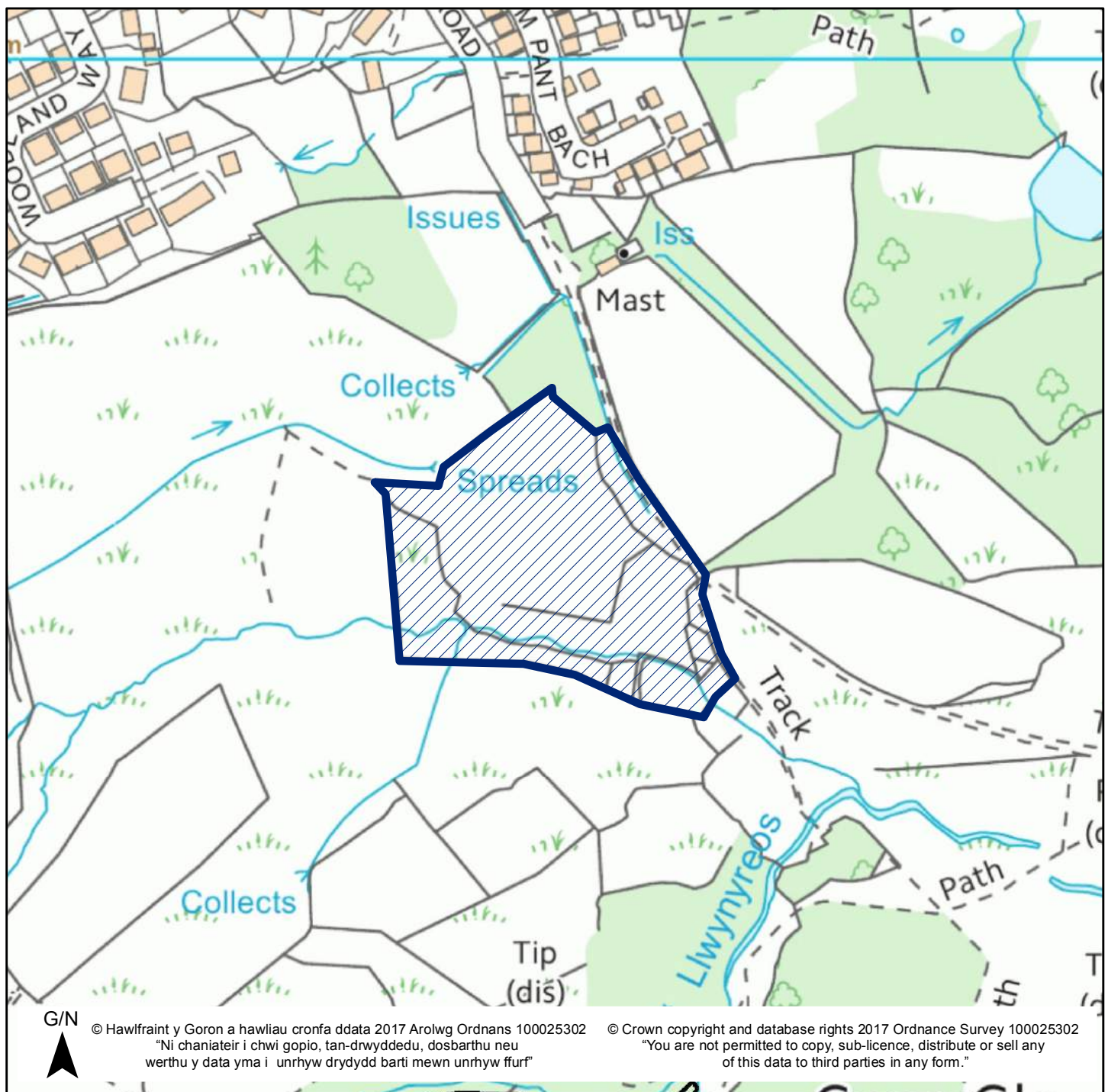
Site Name / Enw'r Safle Land South of Moodies Field, Heolgerrig Site 1

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Agriculture/Equestrian

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303498 Gogleddiad / Northing 205736



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## **Candidate Site Sustainability Appraisal**

**Site Ref.** 11  
**Site** Land South of Moodies Field, Heolgerrig Site 1  
**Ward** Cyfarthfa  
**Current** Agriculture/Equestrian  
**Proposed** Residential  
**Co-ords** 303498, 205736

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within 800m of the local shops, pub, post office and Primary School in Heolgerrig.
2	To maintain and enhance community and settlement identities.	-	The development of the site would result in a significant number of new dwellings in a location that is physically separated (at least 100m) from the existing settlement.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site is located adjacent to an area of open space as identified by the Open Space Strategy, however, most open space and sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 1.9 hectares.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The majority of the site is not within reasonable walking distance (100m), without impediment, to an active travel or a key pedestrian or cycling route, nor is it within 800m of a train station or a bus stop (400m) with a frequent service (every half hour).
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, and the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	The site is directly adjacent to and partially within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification) and the Cwm Glo SINC. Development at the site has the potential for negative effects on a nationally designated site.

13	To minimise the demand for water and improve the water environment.	0	Given the site's size and location, this site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect. The site is within 50m of a watercourse.
14	To minimise the risk of flooding.	?	Parts of the site are located within an areas at risk of surface water flooding (intermediately susceptible according to EA guidance). Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is mainly greenfield and there is no clear mitigation for the impact on soil. The site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated heritage assets within close proximity of the site. The site is within the landscape of outstanding historic interest. 2 non-designated heritage assets, as identified by GGAT, are located within the site , and a further 2 are in close proximity to the site (150m). As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site is within the draft Merthyr West Flank SLA where the landscape or townscape character is well defined. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 12 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.81

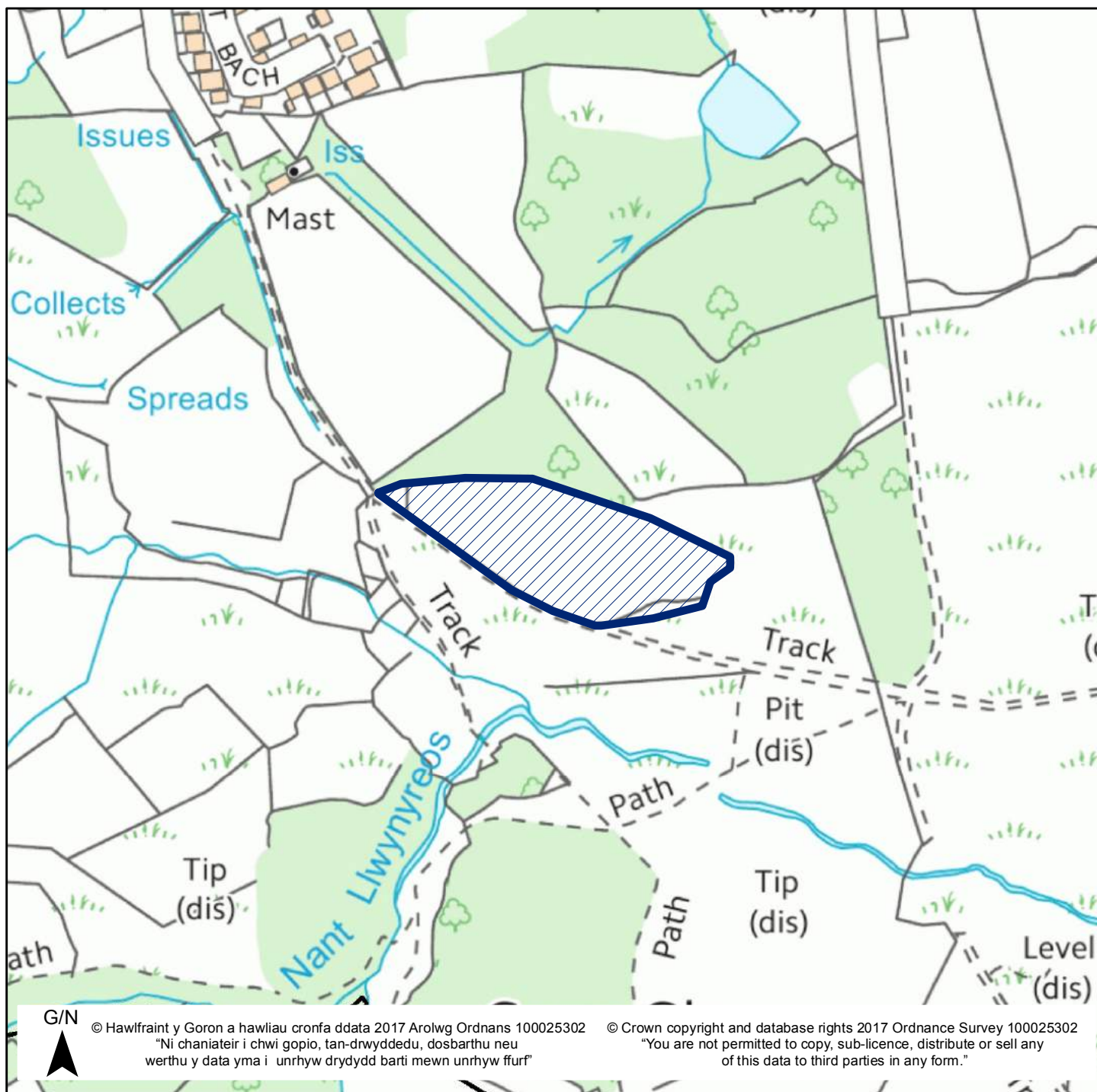
Site Name / Enw'r Safle Land South of Moodies Field, Heolgerrig Site 2

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303676 Gogleddiad / Northing 205703



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).



## Candidate Site Sustainability Appraisal

**Site Ref.** 12  
**Site** Land South of Moodies Field, Heolgerrig Site 2  
**Ward** Cyfarthfa  
**Current** Grazing  
**Proposed** Residential  
**Co-ords** 303676, 205703

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within 800m of the local shops, pub, post office and Primary School in Heolgerrig.
2	To maintain and enhance community and settlement identities.	-	The development of the site would result in a significant number of new dwellings in a location that is physically separated (at least 100m) from the existing settlement.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site is located adjacent to an area of open space as identified by the Open Space Strategy, however, most open space and sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.8 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	



7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance (100m), without impediment, to an active travel or a key pedestrian or cycling route, nor is it within 800m of a train station or a bus stop (400m) with a frequent service (every half hour).
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	The site is directly adjacent to and partially within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification) and the Cwm Glo SINC. Development at the site has the potential for negative effects on a nationally designated site.
13	To minimise the demand for water and improve the water environment.	0	Given the sites size and location, this site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect. The site is within 100m of a watercourse.
14	To minimise the risk of flooding.	+	No part of the site is located within a B, C1 or C2 flooding area, or within an area at risk of surface water flooding (according to EA guidance).
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).

16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated heritage assets within close proximity of the site. The site is within the landscape of outstanding historic interest. 2 non-designated heritage assets, as identified by GGAT, are located within the site , and a further 2 are in close proximity to the site (150m). As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site is within the draft Merthyr West Flank SLA where the landscape or townscape character is well defined. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 13 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.58

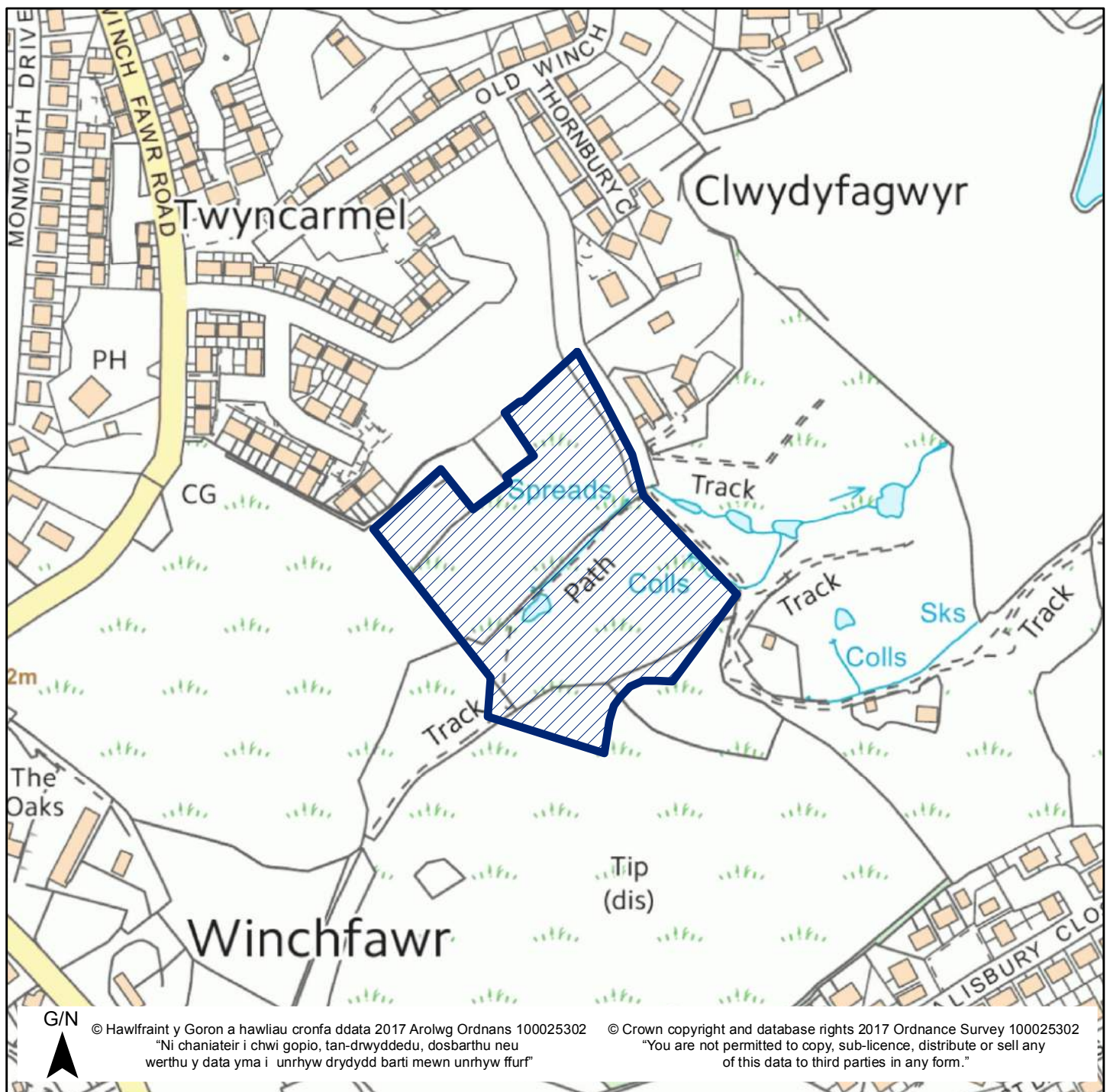
Site Name / Enw'r Safle Trago Mills (Site 1)

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 302563 Gogleddiad / Northing 206601



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 13  
**Site** Trago Mills (Site 1)  
**Ward** Cyfarthfa  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 302563, 206601

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is located beyond reasonable walking distance (over 800m) of most of the key services and facilities. The site is located within 800m of a local shop at Twyncarmel. However all other services are located over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located immediately adjacent to the settlement of Twyncarmel/Swansea Road and is not of sufficient size to change the character of the community.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site is located adjacent to some small areas of open space as identified by the Open Space Strategy, however, most open space and sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more )& therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 2.6 hectares.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site option is not within reasonable walking distance (100m) without impediment to an active travel or a key pedestrian or cycling route, nor is it within 800m of a train station. However, it is within 400m of bus stops with a frequent service (every half hour).
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, and that it is located outside the settlement boundary, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	A small part of the site is within the Winchfawr East and Clwydyfagwr SINC and this area has a historic presence of Great Crested Newts. Development at the site option has the potential for negative effects on sites designated as being of local importance.

13	To minimise the demand for water and improve the water environment.	0	Given the sites size and location, this site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect. It appears that a small water-body is located within the site, and a number of other small water-bodies are within 100m of the site.
14	To minimise the risk of flooding.	?	Parts of the site are located within an areas at risk of surface water flooding (intermediately susceptible according to EA guidance). Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated heritage assets within close proximity of the site. The site is within the landscape of outstanding historic interest. 1 non-designated heritage asset, as identified by GGAT, is located within the site , and a further 5 are in close proximity to the site (150m). As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	Although the site option is outside the existing settlement boundary, it is not within a draft SLA and is badly de-graded by over-grazing.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 14 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.07

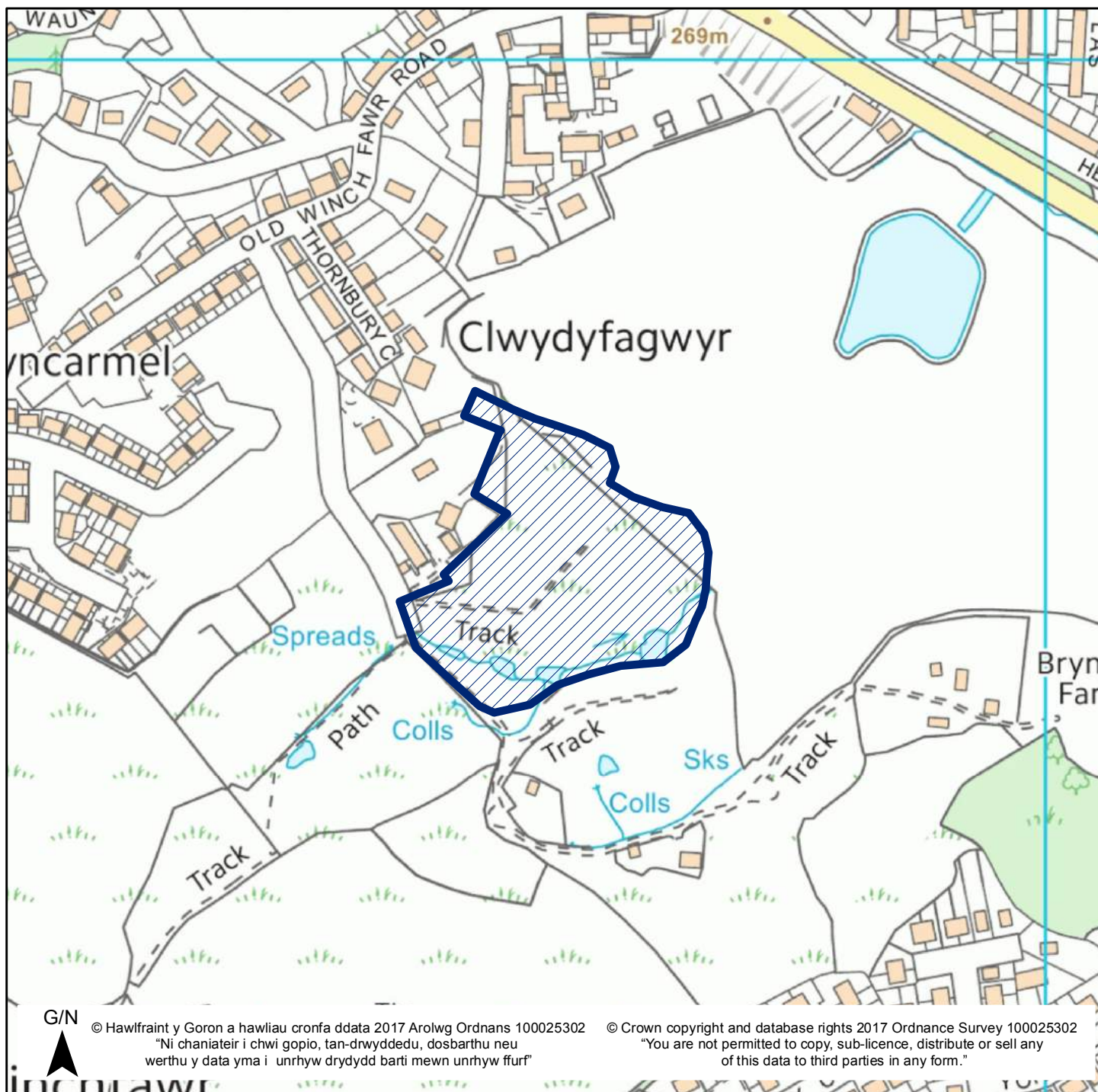
Site Name / Enw'r Safle Trago Mills (Site 2)

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant/Reclaimed land

Defnydd Arfaethedig / Proposed Use Retail

Dwyreiniad / Easting: 302705 Gogleddiad / Northing 206688



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynyddedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 14  
**Site** Trago Mills (Site 2)  
**Ward** Cyfarthfa  
**Current** Vacant/Reclaimed land  
**Proposed** Retail  
**Co-ords** 302705, 206688

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is located beyond reasonable walking distance (over 800m) of most of the key services and facilities. The site is located within 800m of a local shop at Twyncarmel. However all other services are located over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located immediately adjacent to the settlement of Twyncarmel/Swansea Road and is not of sufficient size to change the character of the community.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	?	The site is located adjacent to some small areas of open space as identified by the Open Space Strategy, however, most open space and sports/leisure facilities are over 400m away. Additionally, the site is partially located within an area of higher deprivation (LSOA W01001292: Cyfarthfa 2)
5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use of the site is retail and so will not contribute to meeting housing needs.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site option is not within reasonable walking distance (100m) without impediment to an active travel or a key pedestrian or cycling route, nor is it within 800m of a train station. However, it is within 400m of bus stops with a frequent service (every half hour).
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new development sites within the County Borough, however, given the proposed use of the site (retail), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	The majority of the site is within the Winchfawr East and Clwydyfagwr SINC and this area has a historic presence of Great Crested Newts. Development at the site option has the potential for negative effects on sites designated as being of local importance.

13	To minimise the demand for water and improve the water environment.	?	There is an element of uncertainty; most likely until further detailed assessment work has been carried out. It appears that 4 small water-bodies are located within the site, and a number of other small water-bodies are within 100m of the site.
14	To minimise the risk of flooding.	?	Parts of the site are located within an areas at risk of surface water flooding (intermediately susceptible according to EA guidance). Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated heritage assets within close proximity of the site. The site is within the landscape of outstanding historic interest. 1 non-designated heritage asset, as identified by GGAT, is located within the site , and a further 7 are in close proximity to the site (150m). As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it will support a community that is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is within the existing settlement boundary and is badly de-graded by over-grazing.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 15 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.36

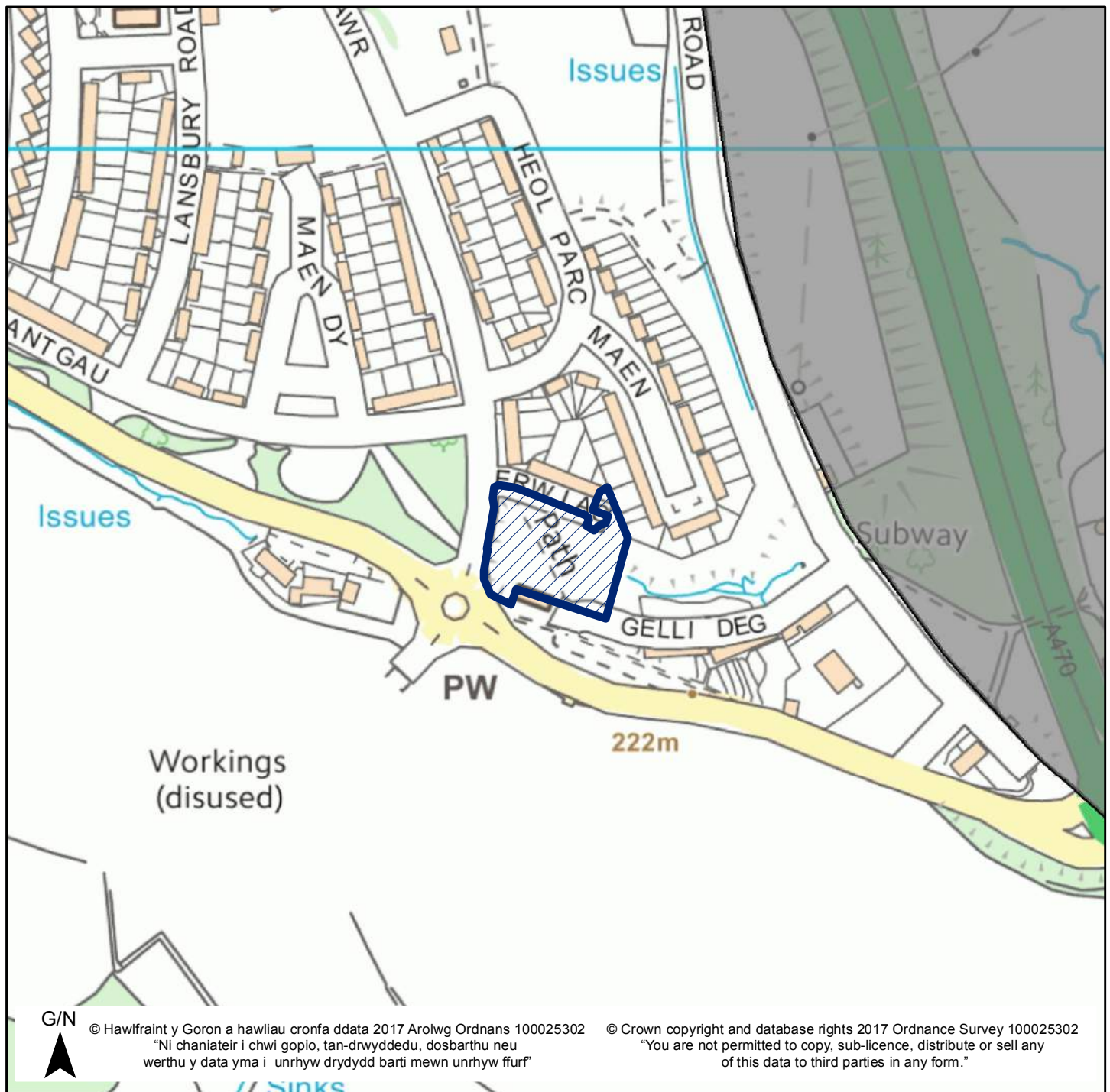
Site Name / Enw'r Safle Land at Erw Las, Gellideg

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303357 Gogleddiad / Northing 206791



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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## Candidate Site Sustainability Appraisal

**Site Ref.** 15  
**Site** Land at Erw Las, Gellideg  
**Ward** Cyfarthfa  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 303357, 206791

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (within 800m) of most of the key services and facilities, being within 800m of the local shops, post office, community centre and school of Swansea Road and within 800m of the retail offering, restaurants and gym at Cyfarthfa Retail Park.
2	To maintain and enhance community and settlement identities.	++	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably. The site is not particularly large in size and is located within the existing settlement boundary and immediately adjacent to the existing dwelling of the settlement of Gellideg/Swansea Road. Additionally, if the site were to be developed for residential use, this would contribute to maintaining or sustainably increasing the population, in an area experiencing deprivation, which would subsequently contribute to maintaining local services and facilities.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site located within reasonable walking distance (within 400m) of some areas of open/recreational space. Most sports/leisure facilities are located over 400m away. However, the site would deliver new development in an area of higher deprivation (LSOA W01001292: Cyfarthfa 2).



5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.4 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance (100m) without impediment to an active travel or a key pedestrian or cycling route, as well as being within 400m of bus stops with a frequent service. It is located over 800m away from a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in close proximity to any locally or nationally designated biodiversity areas. However, the site does contain mature vegetation and so further surveys may be required.
13	To minimise the demand for water and improve the water environment.	0	The site is unlikely to lead to any significant effects on water quality, or that appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	?	Approx. a third of the site is located within an area at risk of surface water flooding (less susceptible according to EA guidance). As such, further surveys may be required.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The is within 60m of the listed buildings of Gellideg Cottages, however a group of trees form a visual screen between the site and the listed buildings. The site is within the landscape of outstanding historic interest. 6 non-designated heritage assets, as identified by GGAT, are located in close proximity to the site (150m). Retention of the trees and careful design provide the potential for a residual neutral effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to existing dwellings. It is not within a draft SLA. However, the site is greenfield land containing mature vegetation and is in a prominent location. A such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 16 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1.31

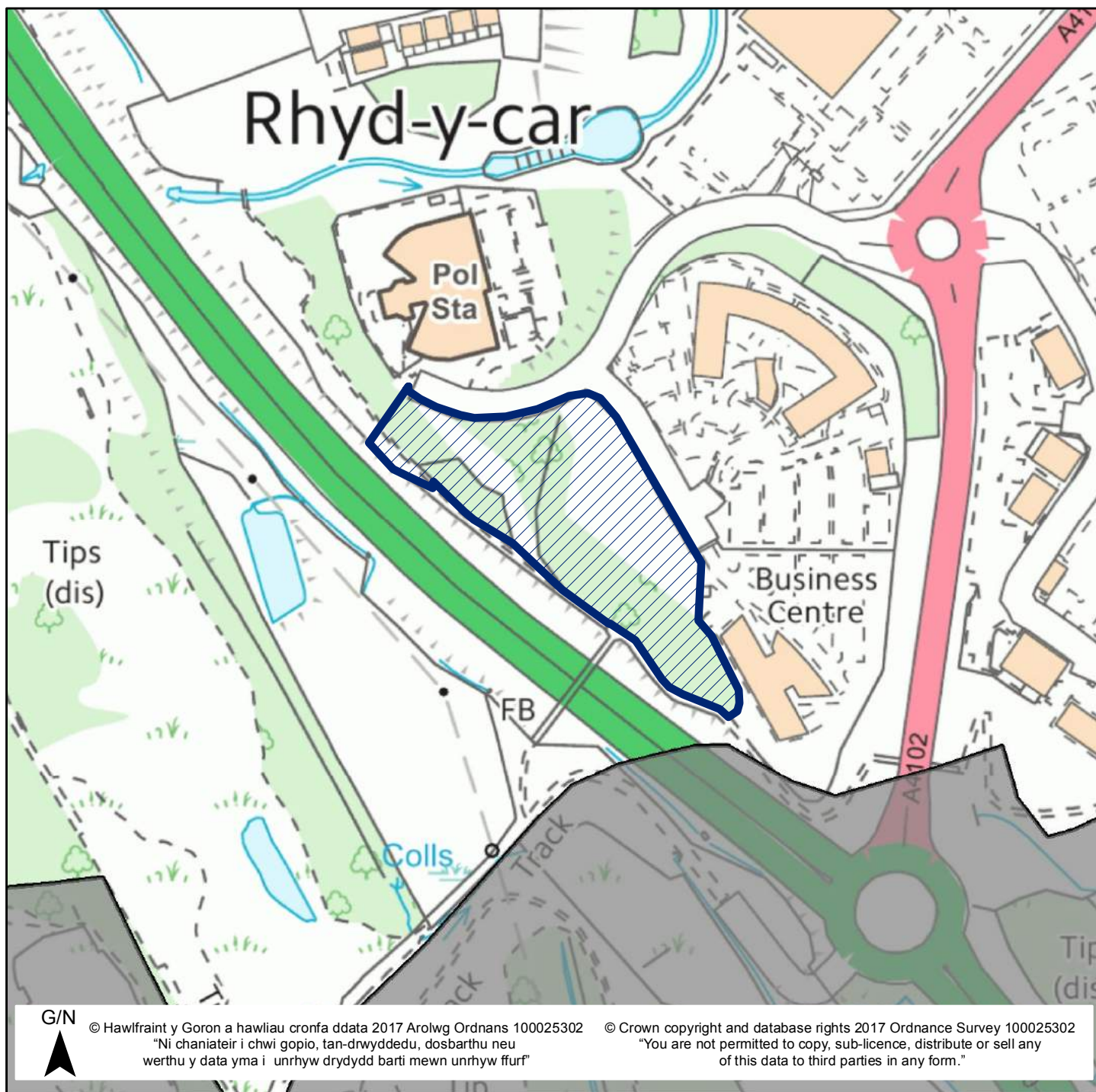
Site Name / Enw'r Safle Rhydycar/Orbit

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant/Woodland

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 304683 Gogleddiad / Northing 205327



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 16  
**Site** Rhydycar/Orbit  
**Ward** Cyfarthfa  
**Current** Vacant/Woodland  
**Proposed** Employment  
**Co-ords** 304683, 205327

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site option is located within reasonable walking distance (within 800m) of all key services and facilities. The site is within 800m of Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	+	Development would support the character and identity of a community by enabling it to grow sustainably. The site is located adjacent to the Rhydycar area, which contains commercial, leisure and public sector uses.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to sufficient amounts of open/recreational space and sports/leisure facilities and the site would deliver new development in an area of higher deprivation (LSOA W01001293: Cyfarthfa 3).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use of the site is for employment and so will not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) and a reasonable distance (100m) to an active travel route and a key pedestrian or cycling route and offers the potential to enhance the sustainable travel network.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new development sites within the County Borough, however, given the proposed use of the site (employment), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.



11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is predominantly greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in within any locally or nationally designated biodiversity areas, however, it contains mature vegetation and so further surveys may be required.
13	To minimise the demand for water and improve the water environment.	?	The site is within close proximity of a water-body and water-course. As such further surveys are considered necessary.
14	To minimise the risk of flooding.	?	Parts of the site are located within an areas at risk of surface water flooding (intermediately susceptible according to EA guidance). Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site predominantly greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within close proximity to the site. The site is within the landscape of outstanding historic interest. 1 non-designated heritage asset, as identified by GGAT, is located within the site and a further 10 are in close proximity to the site (150m). As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it would support communities within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to existing commercial developments. It is not within a draft SLA. However, the site is greenfield land containing mature vegetation and is in a prominent location. A such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 17 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.77

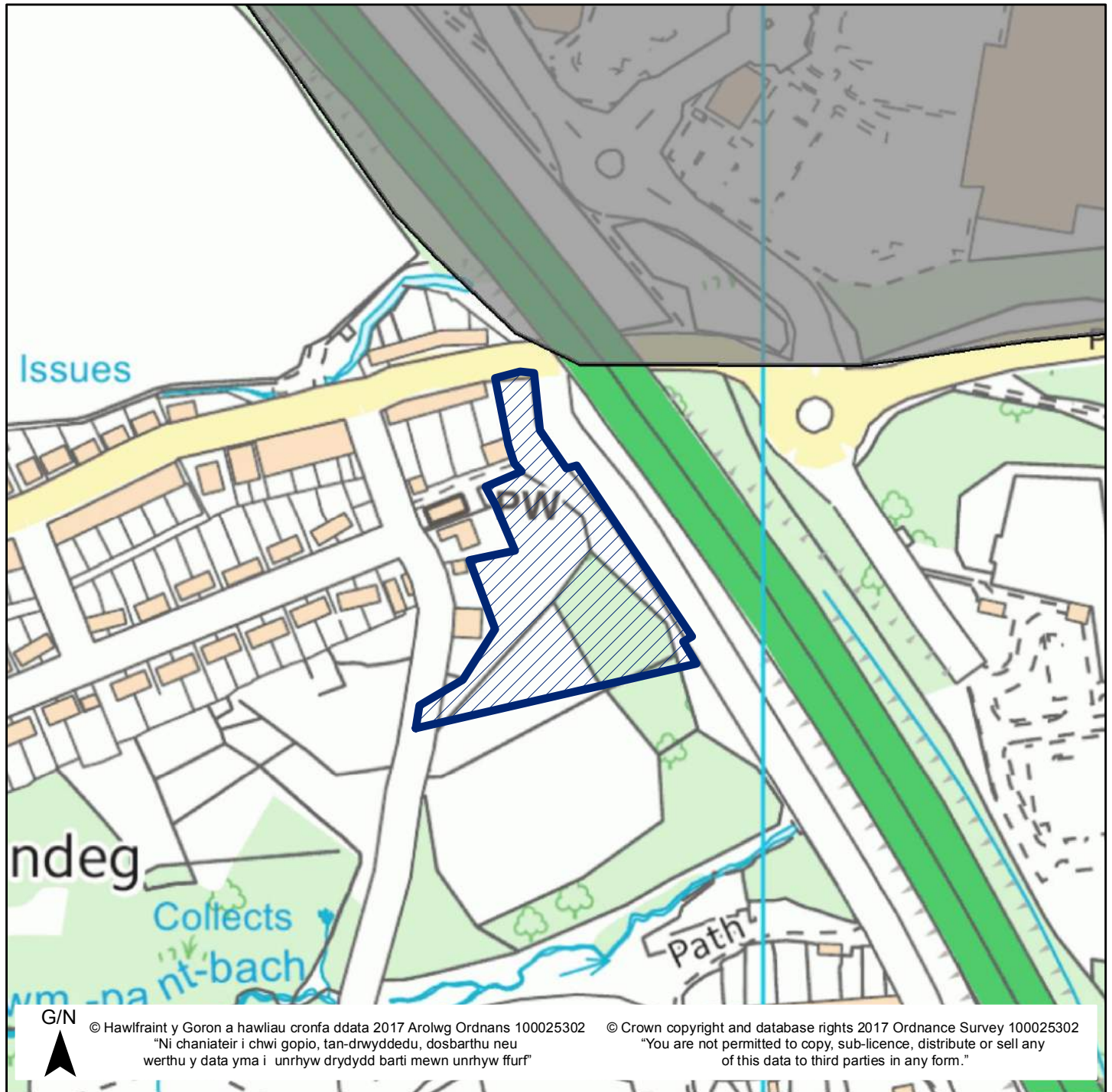
Site Name / Enw'r Safle Brondeg

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303912 Gogleddiad / Northing 206246



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 17  
**Site** Brondeg  
**Ward** Cyfarthfa  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 303912, 206246

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (within 800m) of most of the key services and facilities. The site is within 800m of the local shops, post office & school of Heolgerrig, as well as Merthyr College, Keir Hardie Health Park and Cyfarthfa Retail Park.
2	To maintain and enhance community and settlement identities.	+	Development would support the character and identity of a community by enabling it to grow sustainably. The site is located within the existing settlement boundary and adjacent to the existing dwellings of Heolgerrig.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site option is located within reasonable walking distance (within 400m) to some open/recreational space and would deliver new development in an area of higher deprivation (LSOA W01001293: Cyfarthfa 3). However, the site is over 400m from the majority of sports/leisure facilities.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.8 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 800m of a train station or within 100m of an active travel route or a key pedestrian or cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in within any locally or nationally designated biodiversity areas. However, it is in close proximity to the Cwm Glo a Glyndyrys SSSI and SINCs. Additionally, the site contains mature vegetation and so further surveys may be required.
13	To minimise the demand for water and improve the water environment.	0	The site is within 40m of a water-course, although it is unlikely to lead to any significant effects on water quality.
14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less, intermediately and more susceptible according to EA guidance). Therefore further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The listed buildings of Upper Colliers Row are within 160m of the site. The site is within the landscape of outstanding historic interest. 5 non-designated heritage assets are within close proximity to the site, as identified by GGAT. As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to existing dwellings. It is not within a draft SLA. However, the site is greenfield land containing mature vegetation and is in a prominent location. A such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 18 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.15

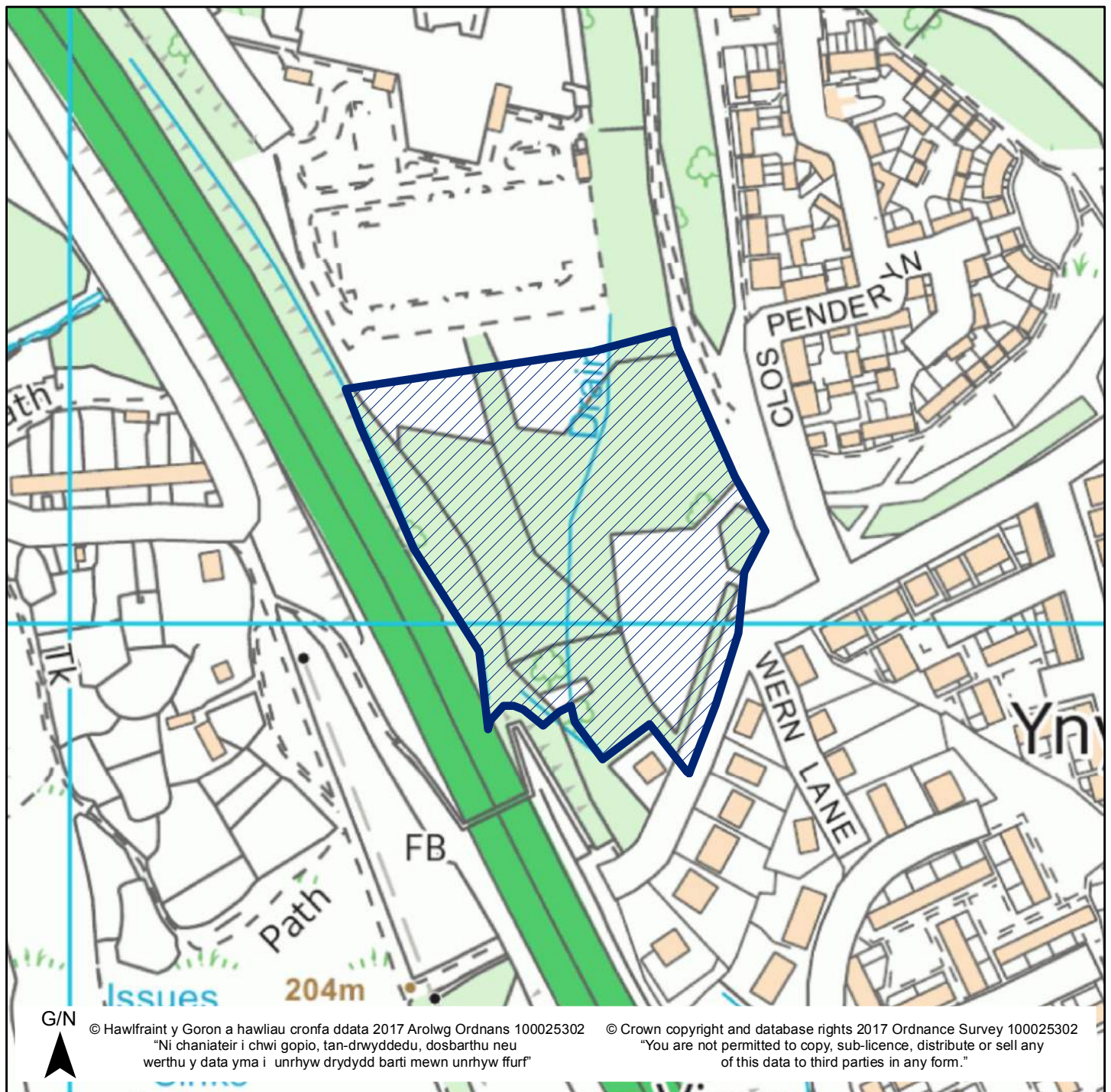
Site Name / Enw'r Safle Upper Georgetown Plateau

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Woodland/Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 304219 Gogleddiad / Northing 206040



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## Candidate Site Sustainability Appraisal

**Site Ref.** 18  
**Site** Upper Georgetown Plateau  
**Ward** Cyfarthfa  
**Current** Woodland/Vacant land  
**Proposed** Residential  
**Co-ords** 304219, 206040

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site option is located within reasonable walking distance (within 800m) of all key services and facilities.. The site is within 800m of the Merthyr Tydfil town centre, as well as Merthyr College, Keir Hardie Health Park and Cyfarthfa Retail Park.
2	To maintain and enhance community and settlement identities.	+	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably (LSOA W01001293: Cyfarthfa 3). The site is located within the existing settlement boundary and adjacent to the existing dwellings of Ynysfach and Cae Penderyn, and Keir Hardie Health Park.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site option is located within reasonable walking distance (within 400m) to some open/recreational space and would deliver new development in an area of higher deprivation (LSOA W01001293: Cyfarthfa 3). The site is over 400m from the majority of sports/leisure facilities.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 2.2 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service, although it is not within 800m of a train station or within 100m of an active travel route or a key pedestrian or cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, and the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in within any locally or nationally designated biodiversity areas. However, it is close proximity to the Cwm Glo a Glyndyrys SSSI and SINCs. Additionally, the site contains mature vegetation and so further surveys may be required.
13	To minimise the demand for water and improve the water environment.	0	The site is within 150m of a water-course, however it is unlikely to lead to any significant effects on water quality.
14	To minimise the risk of flooding.	+	The site is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The listed buildings of Upper Colliers Row are within 100m of the site, however the A470 is a significant barrier between the site and the listed buildings. A Scheduled Ancient Monument is within 220m of the site. The site is within the landscape of outstanding historic interest. 6 non-designated heritage assets are within close proximity to the site, as identified by GGAT. As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to existing commercial developments & dwellings. It is not within a draft SLA. However, the site is greenfield land containing mature vegetation and is in a prominent location. A such, further assessment is considered necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 19 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 224.02

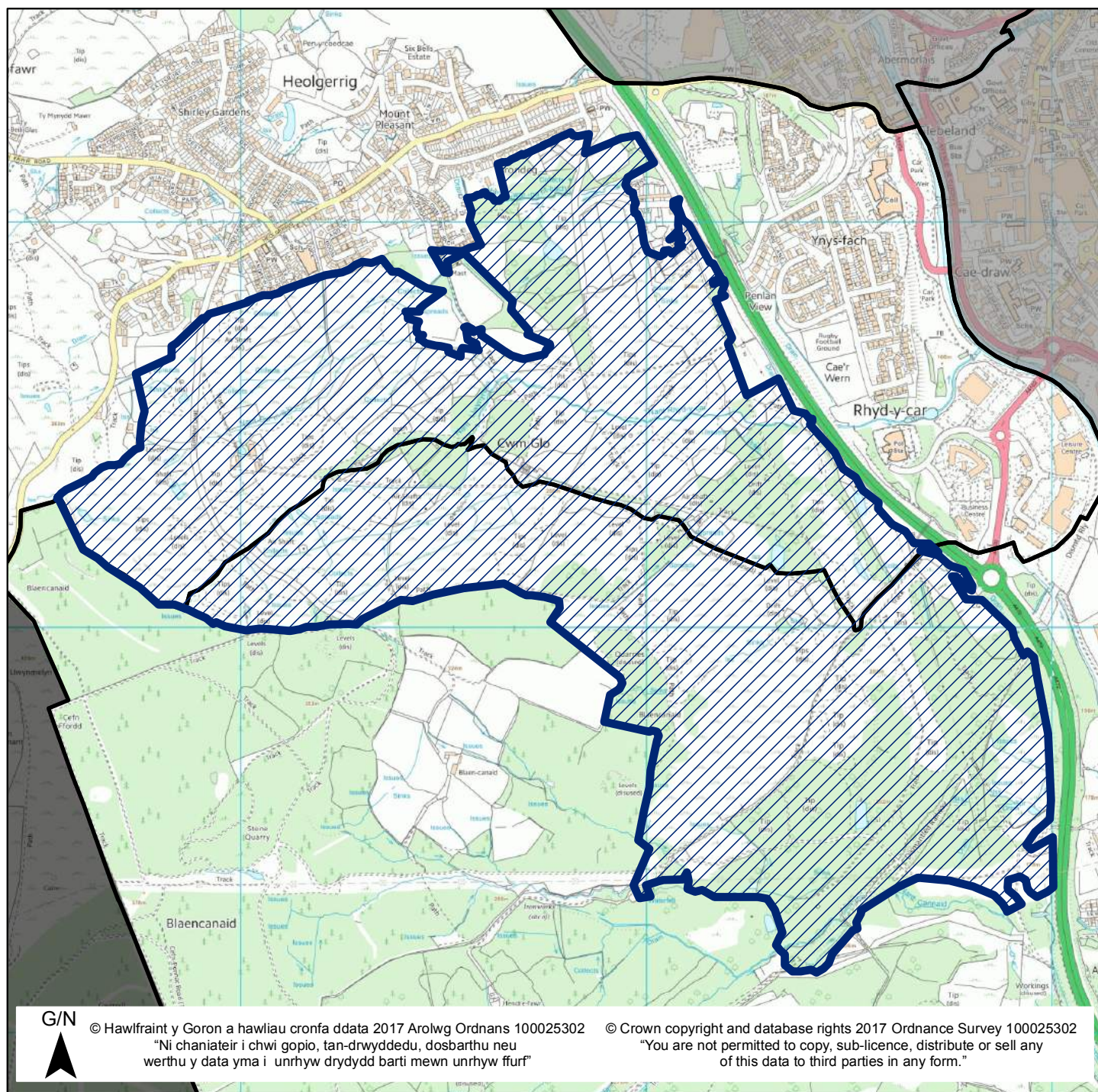
Site Name / Enw'r Safle Land at Rhydy-car West - Site 1

Ward / Ward Cyfarthfa/Plymouth

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use Mixed Use

Dwyreiniad / Easting: 303899 Gogleddiad / Northing 205200



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017

**Candidate Site Sustainability Appraisal**

**Site Ref.** 19  
**Site** Land at Rhydycar West - Site 1  
**Ward** Cyfarthfa  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Mixed Use  
**Co-ords** 303899, 205200

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The vast majority of the site is more than 800m away from Merthyr Tydfil town centre and the local shops of Heolgerrig. While the submitted information indicates that the site would be mixed use, and would therefore include the provision of services and facilities on site, the assessment criteria specifies that this SA Objective relates to existing services/facilities. Additionally, it is not certain at this stage what elements of the proposal would actually be developed.
2	To maintain and enhance community and settlement identities.	--	While the site is partially located within areas experiencing Multiple Deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1), it would not allow these communities to grow sustainably due to its considerable size, and its separation (by the A470 trunk road) from the settlement of Abercanaid. While the site would adjoin the settlement of Heolgerrig, its size would result in a significant adverse change in the character of the County Borough.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	-	The site would partially deliver new development in areas of higher deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1). Parts of the site are located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Parts of the site are within 400m of the sports/leisure facilities of Rhydycar Leisure Park and Cyfarthfa Retail Park. However, these are separated from the site by the A470 trunk road.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. While it is not certain what proportion of the site would be developed for housing, given its considerable size, it is clear that significantly more than 50 dwellings could be provided.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	--	A small section of the northern part of the site are within reasonable walking distance to bus stops (400m) with a frequent service. Parts of the site are within 100m of a key cycling route (Taff Trail), but this is separated from the site by the A470 trunk road. However, the majority of the site is not within reasonable distance of these services, and is not within 800m of a train station.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, and that other uses have been proposed (e.g. retail, leisure), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	Development at the site has the potential for negative effects on a nationally designated site. Potential for a major residual negative effect. The majority of the site is within the Cwm Glo a Glyndyrys SSSI (CCW Notification 2008). The entirety of the site is also within the designated Cwm Glo and Rhydycar West SINC and TPOs/Ancient Woodland are also within the site.
13	To minimise the demand for water and improve the water environment.	?	The site has a number of water-courses and water-bodies within it, and is within close proximity to a number of others. Given the size of the potential developed area of the site, it has the potential to have major effects on the water environment. As such, further surveys are considered necessary.



14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less, intermediately and more susceptible according to EA guidance). Given the size of the potential developed area of the site, it has the potential to have major effects on surface water flooding. As such, further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is also within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	A Listed Building and a number of Scheduled Ancient Monuments are located within the site, and a number of other LBS and SAMs are within close proximity. The site is within the landscape of outstanding historic interest. A considerable number of non-designated heritage assets are located within the site and in close proximity to it, as identified by GGAT. As such, development has the potential for a residual major negative effect on Scheduled Monuments; Listed Buildings; and/or their setting and their cumulative coherence and important association with other nearby historic features.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The vast majority of the site is located outside the existing settlement boundary. It is also almost entirely within the Merthyr West Flank draft SLA. The site is greenfield land containing mature vegetation and is in a prominent and highly visible location. Therefore, the site option has high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area.





**Candidate Site Sustainability Appraisal**

**Site Ref.** 20  
**Site** Land at Rhydyicar West - Site 2  
**Ward** Cyfarthfa  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Residential  
**Co-ords** 303896, 206038

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The northern part of the site is located within reasonable walking distance (within 800m) of most of the key services and facilities including the local shops, post office & school of Heolgerrig, however the southern part of the site is not.
2	To maintain and enhance community and settlement identities.	-	The site is located within an area experiencing Multiple Deprivation (LSOAs W01001293 - Cyfarthfa 3). However, while the site is partially within the existing settlement boundary and partially adjoins the existing dwellings of Heolgerrig, the majority of the site extends away from the existing settlement and into the open countryside. This would result in a relatively large addition to the settlement, which would change the character of the community.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site option is located within reasonable walking distance (within 400m) to some open/recreational space and would deliver new development in an area of higher deprivation (LSOA W01001293: Cyfarthfa 3). However, the site is over 400m from the majority of sports/leisure facilities.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 4.3 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 800m of a train station or within 100m of an active travel route or a key pedestrian or cycling route.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site and the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	A small part of site is within the Cwm Glo SINC. It is also in close proximity to the Cwm Glo a Glyndyrys SSSI (CCW Notification 2008) and remainder of the Cwm Glo SINC. Development at the site has the potential for negative effects on a nationally designated site.
13	To minimise the demand for water and improve the water environment.	?	The site has part of a water-course within it, and is within close proximity to 2 other water-bodies. Given the size of the potential developed area of the site, it has the potential to have effects on the water environment. As such, further surveys are considered necessary.

14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less, intermediately and more susceptible according to EA guidance). Given the size of the potential developed area of the site, it has the potential to have effects on surface water flooding. As such, further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is also within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	-	The listed buildings of Upper Colliers Row are within 100m of the site. The site is within the landscape of outstanding historic interest. 4 non-designated heritage are within the site and 7 non-designated heritage assets are within close proximity to the site, as identified by GGAT. As such, development at the site will have the potential for a negative effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	Approximately half the site is located within the Merthyr West Flank draft SLA and outside the existing settlement boundary. The site is greenfield land containing mature vegetation where the landscape or townscape character is well defined.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 21 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 7.03

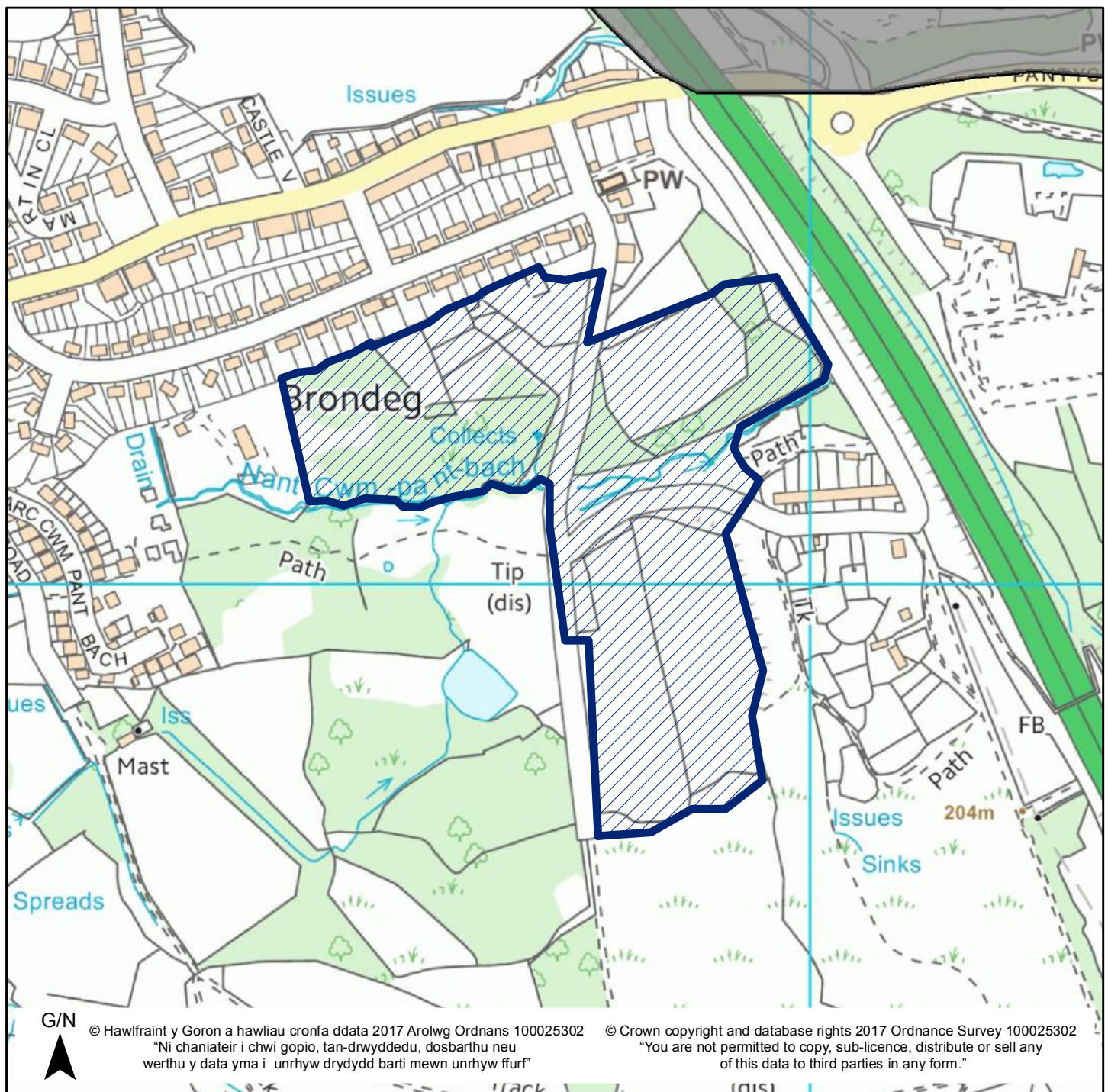
Site Name / Enw'r Safle Land at Rhydyar West - Site 3

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303850 Gogleddiad / Northing 206062



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 21  
**Site** Land at Rhydyar West - Site 3  
**Ward** Cyfarthfa  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Residential  
**Co-ords** 303850, 206062

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The northern part of the site is located within reasonable walking distance (within 800m) of most of the key services and facilities including the local shops, post office & school of Heolgerrig, however the southern part of the site is not.
2	To maintain and enhance community and settlement identities.	-	The site is located within an area experiencing Multiple Deprivation (LSOAs W01001293 - Cyfarthfa 3). However, while the site is partially within the existing settlement boundary and partially adjoins the existing dwellings of Heolgerrig, the majority of the site extends away from the existing settlement and into the open countryside. This would result in a relatively large addition to the settlement, which would change the character of the community.
3	To support a sustainable level of population growth.	N/A	



4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space and would deliver new development in an area of higher deprivation (LSOA W01001293: Cyfarthfa 3). The site is over 400m from the majority of sports/leisure facilities.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 7 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 800m of a train station or within 100m of an active travel route or a key pedestrian or cycling route.

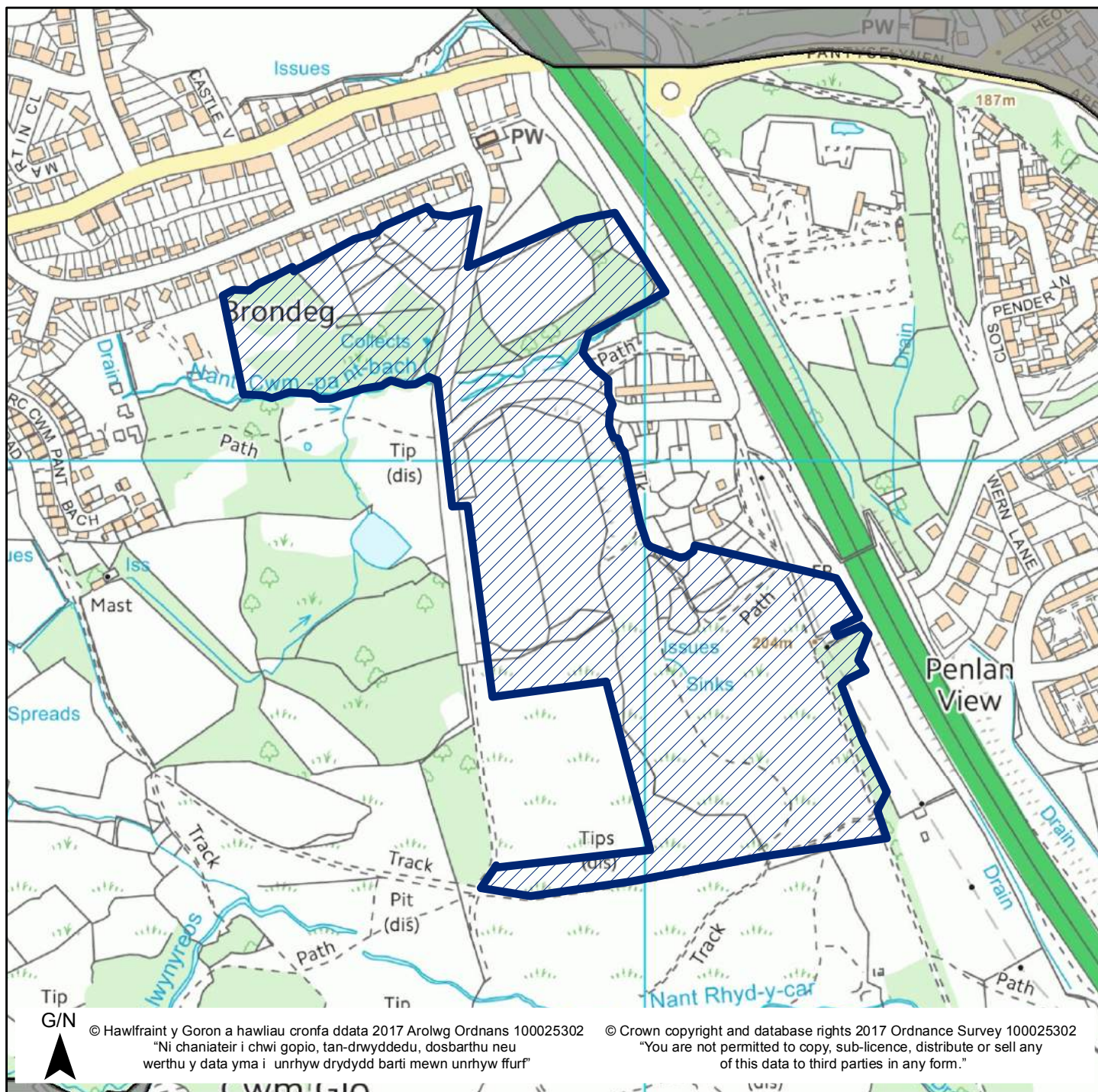
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site and the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	A small part is within the Cwm Glo a Glyndyrys SSSI (CCW Notification 2008). Part of site is also within the Cwm Glo SINC and it contains TPOs/Ancient Woodland. The site is also in close proximity to the Cwm Glo a Glyndyrys SSSI and remainder of the Cwm Glo SINC. Development at the site option has the potential for negative effects on sites designated as being of local and national importance.
13	To minimise the demand for water and improve the water environment.	?	The site has part of a water-course within it, and is within close proximity to 2 other water-bodies. Given the size of the potential developed area of the site, it has the potential to have effects on the water environment. As such, further surveys are considered necessary.

14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less, intermediately and more susceptible according to EA guidance). Given the size of the potential developed area of the site, it has the potential to have effects on surface water flooding. As such, further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is also within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	-	The listed buildings of Upper Colliers Row are within 90m of the site. The site is within the landscape of outstanding historic interest. 4 non-designated heritage are within the site and 7 non-designated heritage assets are within close proximity to the site, as identified by GGAT. As such, development at the site will have the potential for a residual negative effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	Approximately half the site is located within the Merthyr West Flank draft SLA and outside the existing settlement boundary. The site is greenfield land containing mature vegetation where the landscape or townscape character is well defined.



<b>Maint y Safle (Ha) / Site Size (Ha)</b>	13.6
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**Dwyreiniad / Easting:** 303951 **Gogleddiad / Northing** 205932



**Candidate Site Sustainability Appraisal**

**Site Ref.** 22  
**Site** Land at Rhydyar West - Site 4  
**Ward** Cyfarthfa  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Residential  
**Co-ords** 303951, 205932

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	Whilst parts of the site are located within reasonable walking distance (within 800m) of most of the key services and facilities, the majority of the site is not.
2	To maintain and enhance community and settlement identities.	--	The site is located within an area experiencing Multiple Deprivation (LSOAs W01001293 - Cyfarthfa 3). However, while the site is partially within the existing settlement boundary and partially adjoins the existing dwellings of Heolgerrig, the majority of the site extends away from the existing settlement and into the open countryside. This would result in a relatively large addition to the settlement, which would change the character of the community significantly.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space and would deliver new development in an area of higher deprivation (LSOA W01001293: Cyfarthfa 3). However, the site is over 400m from the majority of sports/leisure facilities.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 13.6 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 800m of a train station or within 100m of an active travel route or a key pedestrian or cycling route.



9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site and the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	Part of site is within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification) and the Cwm Glo SINC. The site also contains TPOs/Ancient Woodland. It is also in close proximity to the remainder of the Cwm Glo a Glyndyrys SSSI and Cwm Glo SINC. Development at the site has the potential for negative effects on a nationally designated site. Potential for a major residual negative effect.
13	To minimise the demand for water and improve the water environment.	?	The site has part of a water-course within it, and is within close proximity to 2 other water-bodies and a water-course. Given the size of the potential developed area of the site, it has the potential to have effects on the water environment. As such, further surveys are considered necessary.

14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less, intermediately and more susceptible according to EA guidance). Given the size of the potential developed area of the site, it has the potential to have effects on surface water flooding. As such, further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is also within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The listed buildings of Upper Colliers Row are within 90m of the site. The site is within the landscape of outstanding historic interest and is in close proximity to a SAM. 9 non-designated heritage are within the site and a number (20+) of non-designated heritage assets are within close proximity to the site, as identified by GGAT. As such, development has the potential for a residual major negative effect on the setting of Scheduled Monuments; Listed Buildings; and their cumulative coherence and important association with other nearby historic features.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The majority of the site is located outside the existing settlement boundary. It is also located within the Merthyr West Flank draft SLA. The site is greenfield land containing mature vegetation and is in a prominent and highly visible location. Therefore, the site option has high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 23 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 26.04

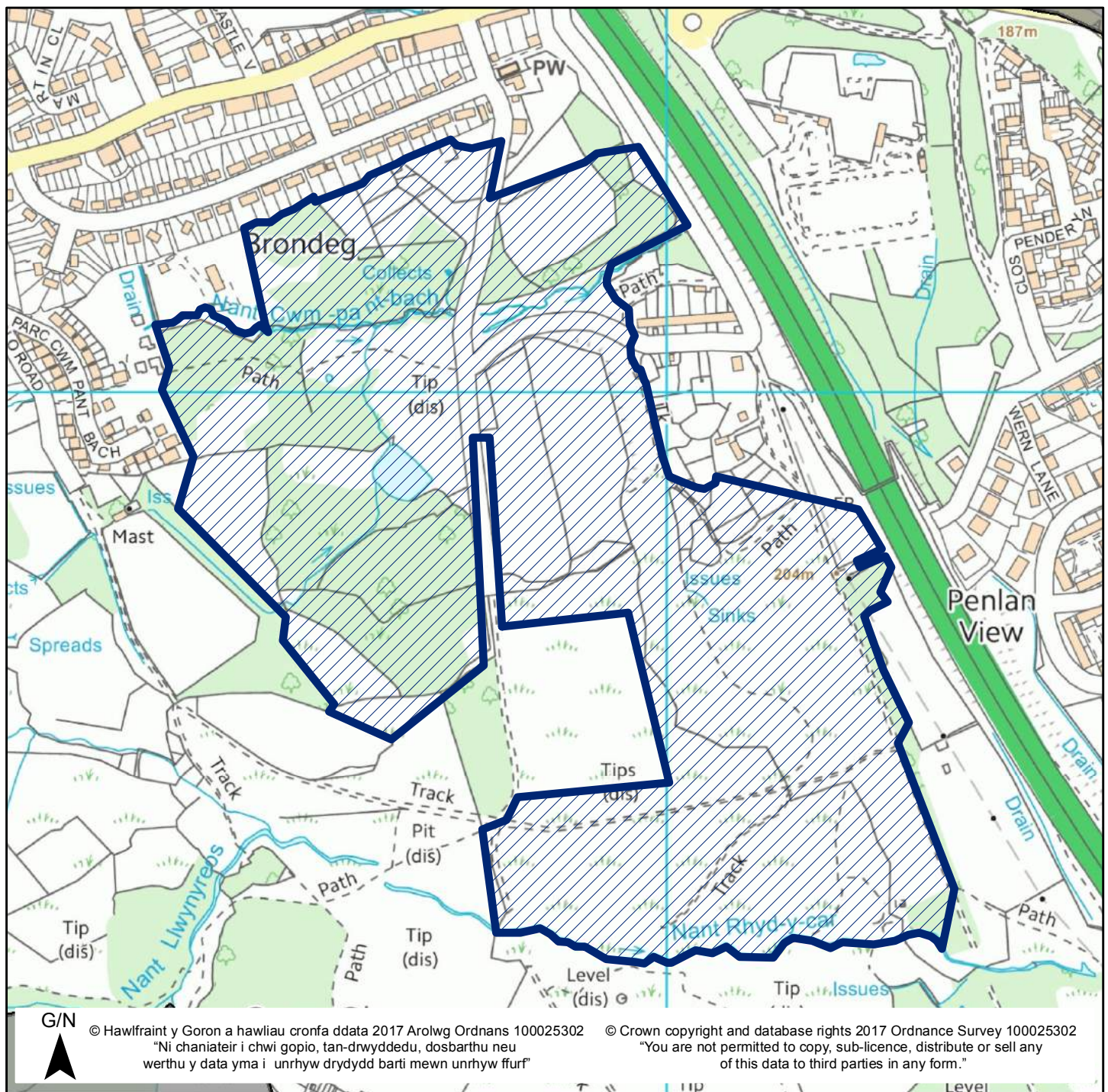
Site Name / Enw'r Safle Land at Rhydyar West - Site 5

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303904 Gogleddiad / Northing 205859



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 23  
**Site** Land at Rhydyar West - Site 5  
**Ward** Cyfarthfa  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Residential  
**Co-ords** 303904, 205859

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The site is beyond reasonable walking distance (within 800m) of most of the key services and facilities.
2	To maintain and enhance community and settlement identities.	--	The site is located within an area experiencing Multiple Deprivation (LSOAs W01001293 - Cyfarthfa 3). However, while the site would adjoin the settlement of Heolgerrig, its size would result in a significant change in the character of that community.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	-	The site would partially deliver new development in an area of higher deprivation (LSOAs W01001293 - Cyfarthfa 3). The site is within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Parts of the site are within 400m of the sports/leisure facilities of Rhydycar Leisure Park and Cyfarthfa Retail Park. However, these are separated from the site by the A470 trunk road.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 26 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 800m of a train station or within 100m of an active travel route or a key pedestrian or cycling route.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site and the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	Part of site is within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification) and the Cwm Glo SINC. The site also contains TPOs/Ancient Woodland. It is also in close proximity to the remainder of the Cwm Glo a Glyndyrys SSSI and Cwm Glo SINC. Development at the site has the potential for negative effects on a nationally designated site. Potential for a major residual negative effect.
13	To minimise the demand for water and improve the water environment.	?	The site has a water-body and water-courses within it, and is within close proximity to 2 other water-bodies and a water-course. Given the size of the potential developed area of the site, it has the potential to have effects on the water environment. As such, further surveys are considered necessary.



14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less, intermediately and more susceptible according to EA guidance). Given the size of the potential developed area of the site, it has the potential to have effects on surface water flooding. As such, further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is also within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The listed buildings of Upper Colliers Row are within 20m of the site. The site is in close proximity (160m) of 3 Scheduled Ancient Monuments. The site is within the landscape of outstanding historic interest. A number (10+) of non-designated heritage are within the site and a large number are within close proximity to the site, as identified by GGAT. As such, development has the potential for a residual major negative effect on the settings of Scheduled Monuments and Listed Buildings and their cumulative coherence and important association with other nearby historic features.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The majority of the site is located outside the existing settlement boundary. It is also partially located within the Merthyr West Flank draft SLA. The site is greenfield land containing mature vegetation and is in a prominent and highly visible location. Therefore, the site option has high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 24 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 57.01

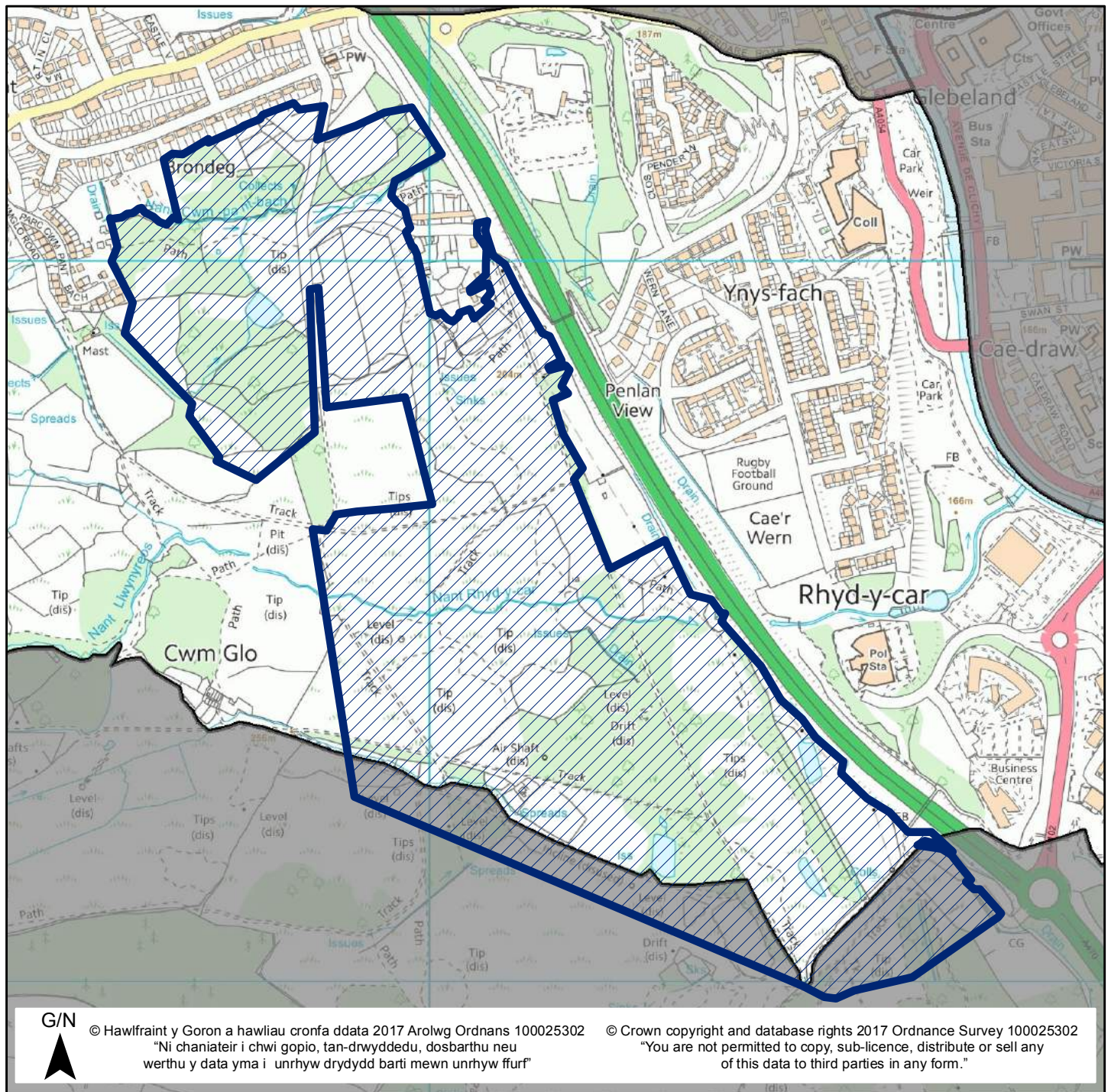
Site Name / Enw'r Safle Land at Rhydy-car West - Site 6

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 304117 Gogleddiad / Northing 205552



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywsegidig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 24  
**Site** Land at Rhydyar West - Site 6  
**Ward** Cyfarthfa  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Residential  
**Co-ords** 304117, 205552

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The site is more than 800m away from Merthyr Tydfil town centre, Kier Hardie Health Park, Cyfarthfa Retail Park and the local shops of Heolgerrig. Additionally, the town centre, health park and retail park are separated from the site by the A470 trunk road.
2	To maintain and enhance community and settlement identities.	--	While the site is partially located within areas experiencing Multiple Deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1), it would not allow these communities to grow sustainably due to its considerable size, and its separation (by the A470 trunk road) from the settlement of Abercanaid. While the site would adjoin the settlement of Heolgerrig, its size would result in a significant change in the character of that community.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	-	The site would partially deliver new development in areas of higher deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1) and parts of the site are located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Whilst parts of the site are within 400m of the sports/leisure facilities of Rhydycar Leisure Park and Cyfarthfa Retail Park, they are separated from the site by the A470 trunk road.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 57 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	--	The majority of the site is not within reasonable distance of a train station (800m), bus stops (400m) with a frequent service or a key pedestrian or cycling route (100m).

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	The majority of the site is within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification) and the Cwm Glo SINC. The site also contains TPOs/Ancient Woodland. It is also in close proximity to the remainder of the Cwm Glo a Glyndyrys SSSI and Cwm Glo SINC. Development at the site has the potential for negative effects on a nationally designated site. Potential for a major residual negative effect.
13	To minimise the demand for water and improve the water environment.	?	The site has a number of water-courses and water-bodies within it, and is within close proximity to a number of others. Given the size of the potential developed area of the site, it has the potential to have major effects on the water environment. As such, further surveys are considered necessary.



14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding (less, intermediately and more susceptible according to EA guidance). Given the size of the potential developed area of the site, it has the potential to have major effects on surface water flooding. As such, further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is also within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The listed buildings of Upper Colliers Row are within 20m of the site. 2 Scheduled Ancient Monuments are located within the site and another is within close proximity (50m). The site is within the landscape of outstanding historic interest. A number (20+) of non-designated heritage are within the site and a large number are within close proximity , as identified by GGAT. As such, development has the potential for a residual major negative effect on Scheduled Monuments; Listed Buildings; and/or their setting and their cumulative coherence and important association with other nearby historic features.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The majority of the site is located outside the existing settlement boundary. It is also partially located within the Merthyr West Flank draft SLA. The site is greenfield land containing mature vegetation and is in a prominent and highly visible location. Therefore, the site option has high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Potential for major residual negative effect.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 25 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 90.75

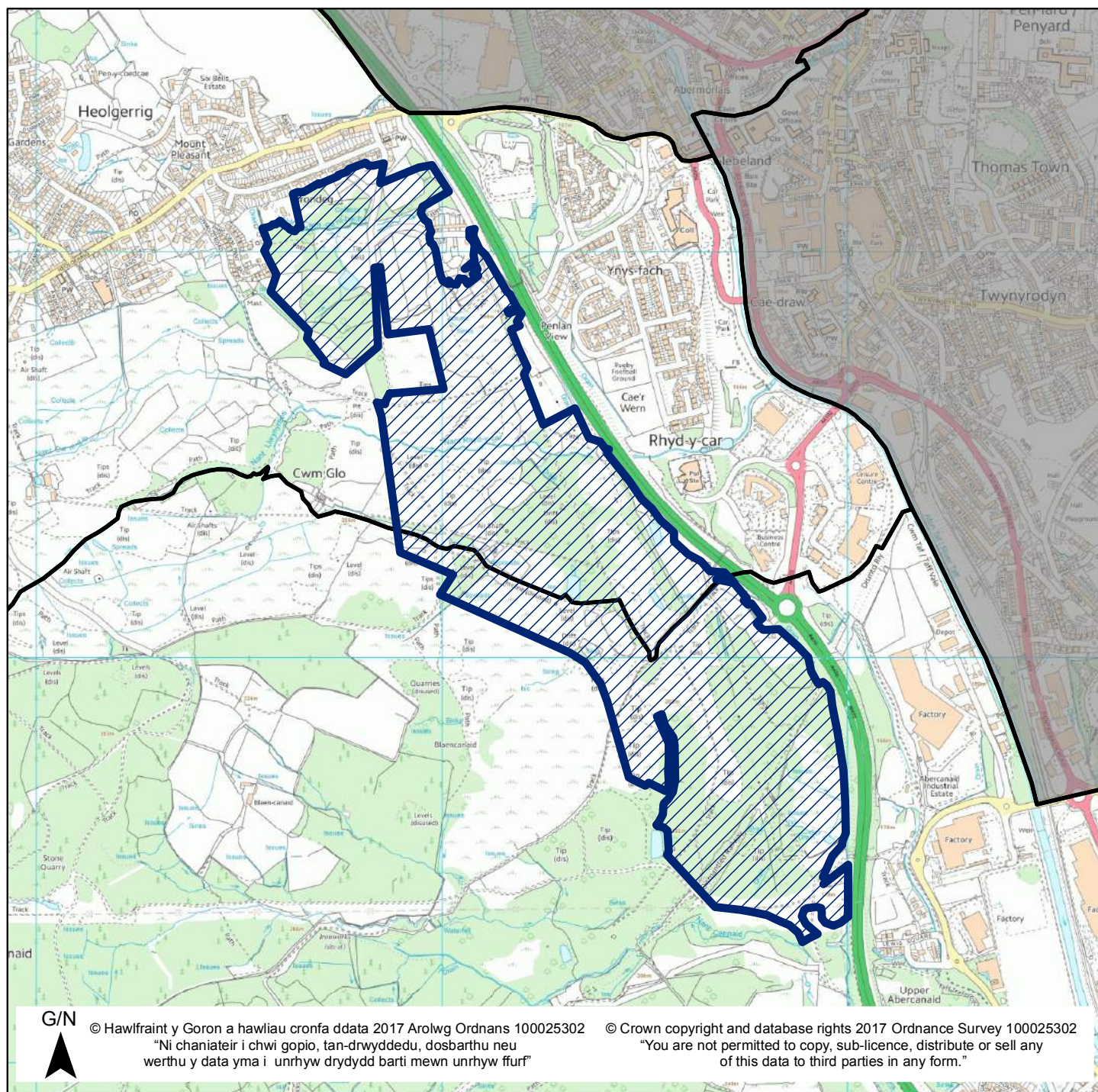
Site Name / Enw'r Safle Land at Rhydy-car West - Site 7

Ward / Ward Cyfarthfa/Plymouth

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use Mixed Use

Dwyreiniad / Easting: 304334 Gogleddiad / Northing 205252



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017**

**Candidate Site Sustainability Appraisal**

**Site Ref.** 25  
**Site** Land at Rhydycar West - Site 7  
**Ward** Cyfarthfa  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Mixed Use  
**Co-ords** 304334, 205252

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The site is more than 800m away from Merthyr Tydfil town centre, Kier Hardie Health Park, Cyfarthfa Retail Park and the local shops of Heolgerrig. Additionally, the town centre, health park and retail park are separated from the site by the A470 trunk road. While the submitted information indicates that the site would be mixed use, and would therefore include the provision of services and facilities on site, the assessment criteria specifies that this SA Objective relates to existing services/facilities. Additionally, it is not certain at this stage what elements of the proposal would actually be developed.
2	To maintain and enhance community and settlement identities.	--	While the site is partially located within areas experiencing Multiple Deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1), it would not allow these communities to grow sustainably due to its considerable size, and its separation (by the A470 trunk road) from the settlement of Abercanaid. While the site would adjoin the settlement of Heolgerrig, its size would result in a significant change in the character of that community.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	-	The site would partially deliver new development in areas of higher deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1) and parts of the site are located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Whilst parts of the site are within 400m of the sports/leisure facilities of Rhydyar Leisure Park and Cyfarthfa Retail Park, they are separated from the site by the A470 trunk road.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. While it is not certain what proportion of the site would be developed for housing, given its considerable size, it is clear that significantly more than 50 dwellings could be provided. The site measures approx. 91 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	--	The majority of the site is not within reasonable distance of a train station (800m), bus stops (400m) with a frequent service or a key pedestrian or cycling route (100m).

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	The majority of the site is within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification) and the Cwm Glo SINC. The site also contains TPOs/Ancient Woodland. It is also in close proximity to the remainder of the Cwm Glo a Glyndyrys SSSI and Cwm Glo SINC. Development at the site has the potential for negative effects on a nationally designated site. Potential for a major residual negative effect.
13	To minimise the demand for water and improve the water environment.	?	The site has a number of water-courses and water-bodies within it, and is within close proximity to a number of others. Given the size of the potential developed area of the site, it has the potential to have major effects on the water environment. As such, further surveys are considered necessary.



14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less, intermediately and more susceptible according to EA guidance). Given the size of the potential developed area of the site, it has the potential to have major effects on surface water flooding. As such, further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is also within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The listed buildings of Upper Colliers Row are within 20m of the site. 3 Scheduled Ancient Monuments are located within the site and 2 others are within close proximity. The site is within the landscape of outstanding historic interest. A number (20+) of non-designated heritage are within the site and a large number are within close proximity , as identified by GGAT. As such, development has the potential for a residual major negative effect on Scheduled Monuments; Listed Buildings; and/or their setting and their cumulative coherence and important association with other nearby historic features.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The majority of the site is located outside the existing settlement boundary. It is also partially located within the Merthyr West Flank draft SLA. The site is greenfield land containing mature vegetation and is in a prominent and highly visible location. Therefore, the site option has high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 26 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 91.12

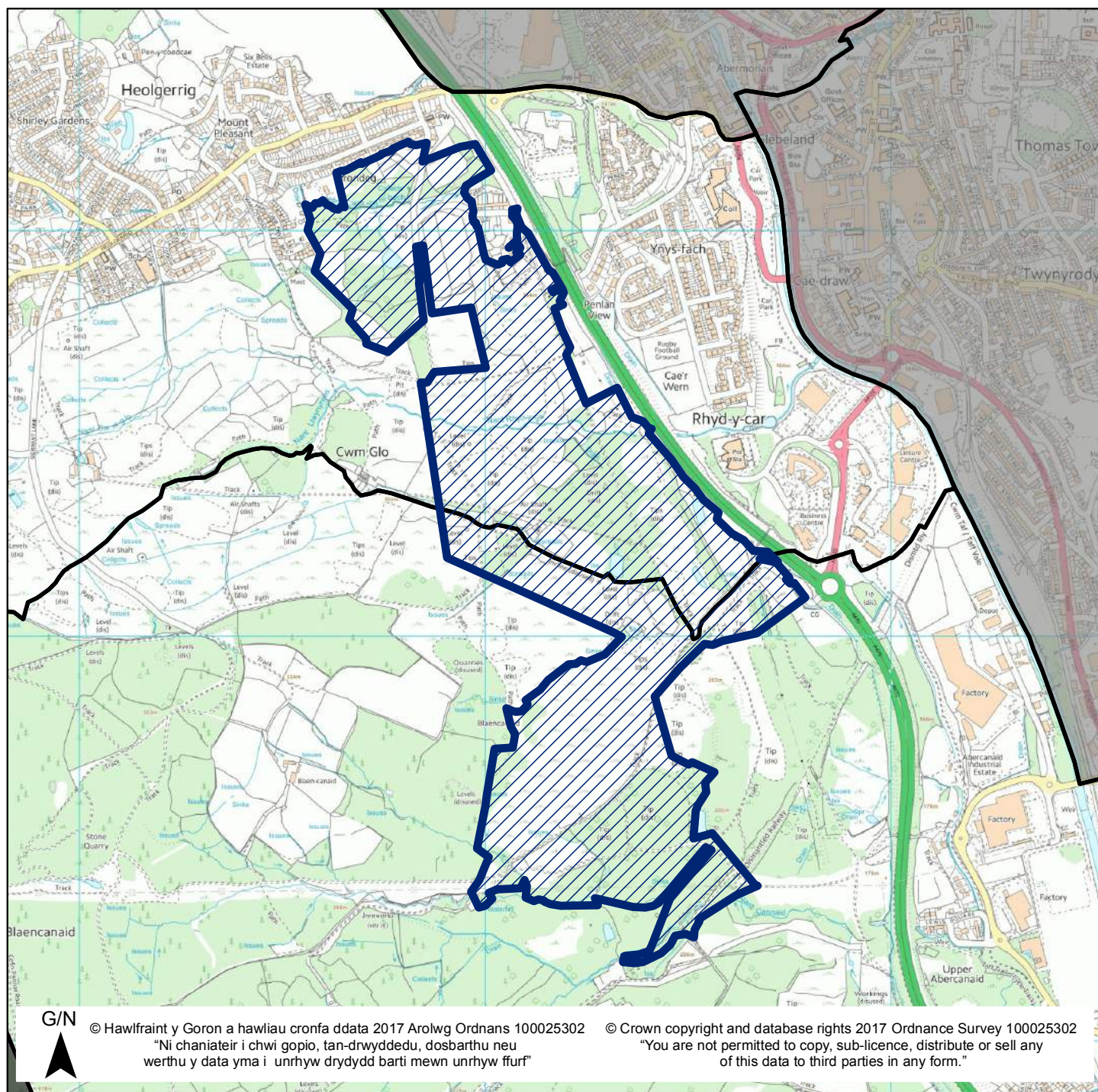
Site Name / Enw'r Safle Land at Rhydyar West - Siite 8

Ward / Ward Cyfarthfa/Plymouth

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use Mixed Use

Dwyreiniad / Easting: 304180 Gogleddiad / Northing 205214



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 26  
**Site** Land at Rhydyar West - Site 8  
**Ward** Cyfarthfa  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Mixed Use  
**Co-ords** 304180, 205214

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The site is more than 800m away from Merthyr Tydfil town centre, Kier Hardie Health Park, Cyfarthfa Retail Park and the local shops of Heolgerrig. Additionally, the town centre, health park and retail park are separated from the site by the A470 trunk road. While the submitted information indicates that the site would be mixed use, and would therefore include the provision of services and facilities on site, the assessment criteria specifies that this SA Objective relates to existing services/facilities. Additionally, it is not certain at this stage what elements of the proposal would actually be developed.
2	To maintain and enhance community and settlement identities.	--	While the site is partially located within areas experiencing Multiple Deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1), it would not allow these communities to grow sustainably due to its considerable size, and its separation (by the A470 trunk road) from the settlement of Abercanaid. While the site would adjoin the settlement of Heolgerrig, its size would result in a significant change in the character of that community.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	-	The site would partially deliver new development in areas of higher deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1) and parts of the site are located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Whilst parts of the site are within 400m of the sports/leisure facilities of Rhydycar Leisure Park and Cyfarthfa Retail Park, they are separated from the site by the A470 trunk road.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. While it is not certain what proportion of the site would be developed for housing, given its considerable size (91.1 Ha), it is clear that significantly more than 50 dwellings could be provided.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	--	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service, however, the majority of the site is not within reasonable distance of this service. The site is not within 100m of a key cycling route, and is not within 800m of a train station.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	The majority of the site is within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification) and the Cwm Glo SINC. The site also contains TPOs/Ancient Woodland. It is also in close proximity to the remainder of the Cwm Glo a Glyndyrys SSSI and Cwm Glo SINC. Development at the site has the potential for negative effects on a nationally designated site. Potential for a major residual negative effect.
13	To minimise the demand for water and improve the water environment.	?	The site has a number of water-courses and water-bodies within it, and is within close proximity to a number of others. Given the size of the potential developed area of the site, it has the potential to have major effects on the water environment. As such, further surveys are considered necessary.

14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less, intermediately and more susceptible according to EA guidance). Given the size of the potential developed area of the site, it has the potential to have major effects on surface water flooding. As such, further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is also within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The listed buildings of Upper Colliers Row are within 20m of the site. 4 Scheduled Ancient Monuments are located within the site and another is within close proximity (50m). The site is within the landscape of outstanding historic interest. A number (20+) of non-designated heritage are within the site and a large number are within close proximity , as identified by GGAT. As such, development has the potential for a residual major negative effect on Scheduled Monuments; Listed Buildings; and/or their setting and their cumulative coherence and important association with other nearby historic features.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The majority of the site is located outside the existing settlement boundary. It is also partially located within the Merthyr West Flank draft SLA. The site is greenfield land containing mature vegetation and is in a prominent and highly visible location. Therefore, the site option has high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 27 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 4.34

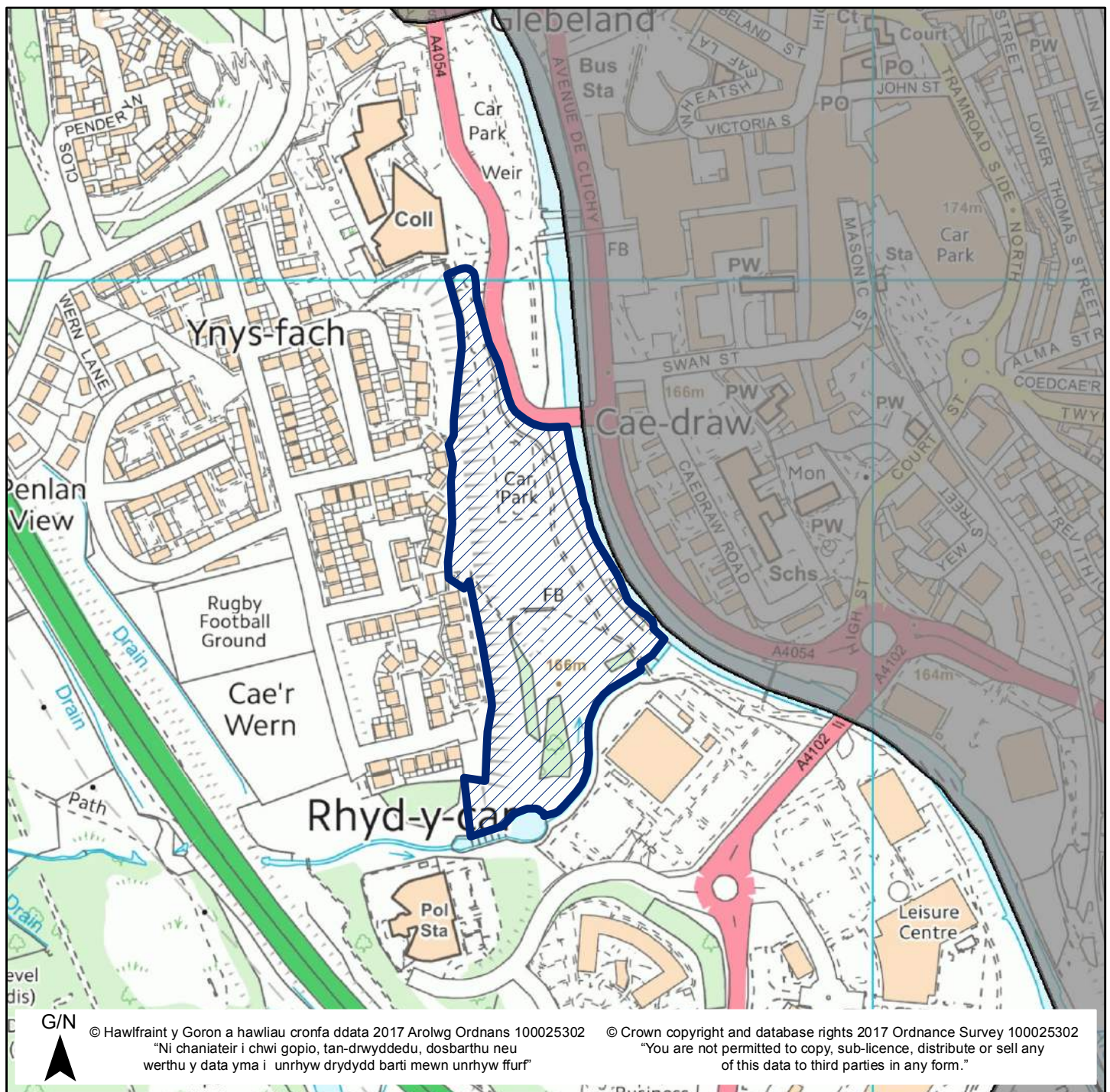
Site Name / Enw'r Safle Land South of College Car Park

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Car Park/Vacant land

Defnydd Arfaethedig / Proposed Use Mixed Use

Dwyreiniad / Easting: 304704 Gogleddiad / Northing 205732



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## Candidate Site Sustainability Appraisal

**Site Ref.** 27  
**Site** Land South of College Car Park  
**Ward** Cyfarthfa  
**Current** Car Park/Vacant land  
**Proposed** Mixed Use  
**Co-ords** 305522, 204254

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site option is located within reasonable walking distance (within 800m) of all key services and facilities. The site is within 800m of the Merthyr Tydfil town centre, Caedrw Primary School & Merthyr College. Parts of the site are within 800m of Keir Hardie Health Park.
2	To maintain and enhance community and settlement identities.	+	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably (LSOA W01001293: Cyfarthfa 3). The site is located within the existing settlement boundary and adjacent to the existing dwellings of Ynysfach and Rhydycar Leisure Village.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	?	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, and would deliver new development in an area of higher deprivation (LSOA W01001293: Cyfarthfa 3). The site is also within 400m of Rhydycar Leisure Centre and Merthyr Tydfil town centre. However, parts of the site are designated as Open Space by the OSS. As such, the development of the site would result in the loss of open space. As such, further assessment is considered necessary.



5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	While it is not certain what proportion of the site would be developed for housing, it has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 4.3 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service, within 800m of a train station and within 100m of an active travel route and key pedestrian/cycling route (Taff Trail).
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the potential number of new dwellings it could accommodate, and that other uses have been proposed (e.g. retail, leisure), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is partially brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in within any locally or nationally designated biodiversity areas. However, it is close proximity to the Afon Taf SINC & the River Taff. Additionally, the site contains mature vegetation and so further surveys may be required.
13	To minimise the demand for water and improve the water environment.	?	The site is adjacent to the River Taff. As such, further assessments are required.
14	To minimise the risk of flooding.	0	Parts of the site are within areas at risk of surface water flooding in parts of the site (less and intermediately susceptible according to EA guidance). However, development could avoid this area with the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	?	The site is partly brownfield, however further investigations are considered necessary.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	A Listed Structure is located within the site. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to existing commercial developments. It is not within a draft SLA. However, the site is partly greenfield land and contains mature vegetation. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 28 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 232.48

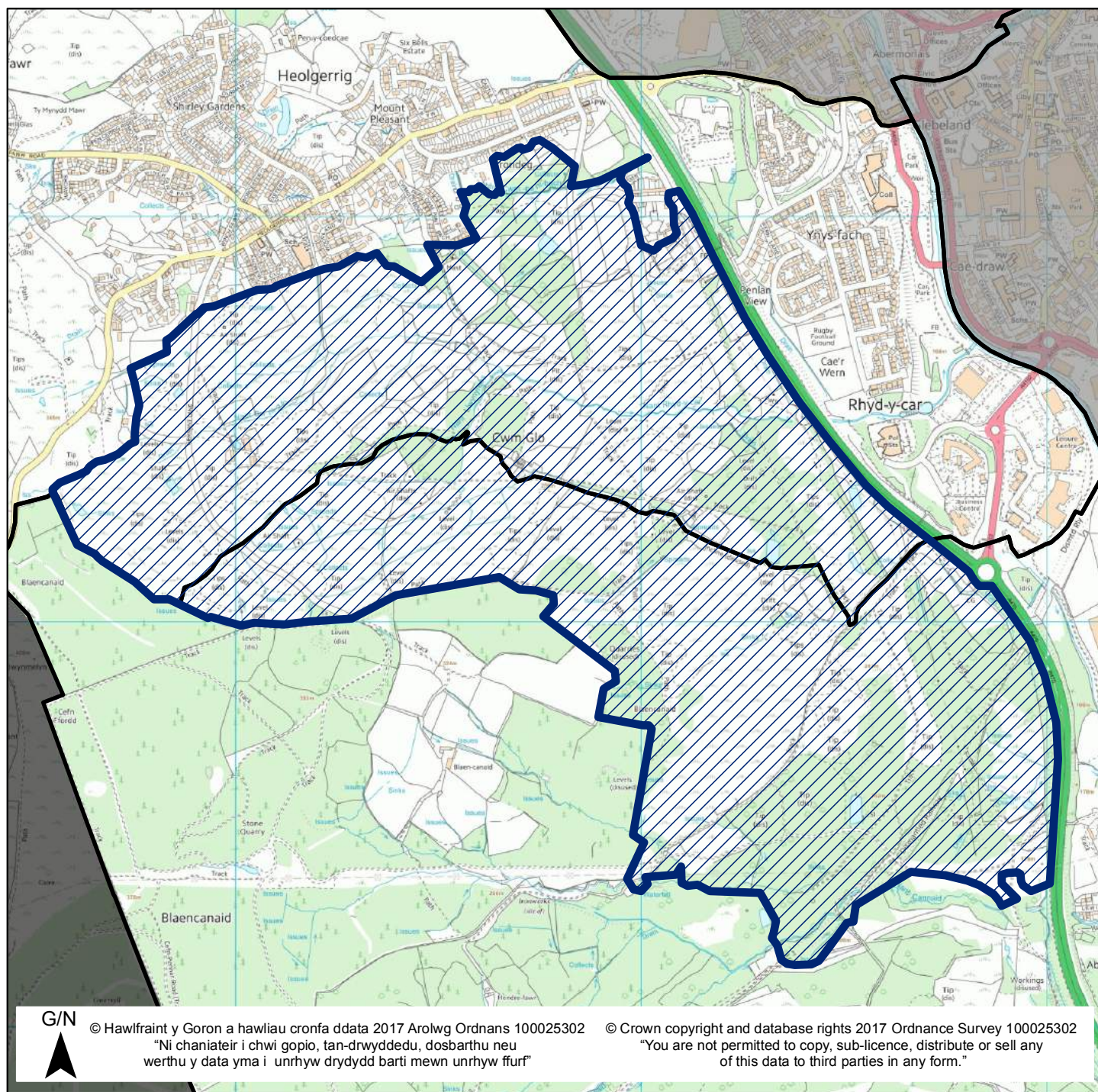
Site Name / Enw'r Safle West Merthyr

Ward / Ward Cyfarthfa/Plymouth

Defnydd Cyfredol / Current Use Agricultural Land/SSSI

Defnydd Arfaethedig / Proposed Use Leisure/Tourism

Dwyreiniad / Easting: 303910 Gogleddiad / Northing 205204



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 28  
**Site** West Merthyr  
**Ward** Cyfarthfa  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Leisure/Tourism  
**Co-ords** 303910, 205204

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The site is more than 800m away from Merthyr Tydfil town centre, Kier Hardie Health Park, Cyfarthfa Retail Park and the local shops of Heolgerrig. Additionally, the town centre, health park and retail park are separated from the site by the A470 trunk road. While the submitted information indicates that the site would be for leisure and tourism, and would therefore include the provision of services and facilities on site, the assessment criteria specifies that this SA Objective relates to existing services/facilities. Additionally, it is not certain at this stage what elements of the proposal would actually be developed.
2	To maintain and enhance community and settlement identities.	--	While the site is partially located within areas experiencing Multiple Deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1), it would not allow these communities to grow sustainably due to its considerable size, and its separation (by the A470 trunk road) from the settlement of Abercanaid. While the site would adjoin the settlement of Heolgerrig, its size would result in a significant change in the character of that community.
3	To support a sustainable level of population growth.	N/A	



4	To improve human health and well-being and reduce inequalities.	-	The site would partially deliver new development in areas of higher deprivation (LSOAs W01001293 - Cyfarthfa 3 and W01001312 - Plymouth 1) and parts of the site are located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Whilst parts of the site are within 400m of the sports/leisure facilities of Rhydycar Leisure Park and Cyfarthfa Retail Park, they are separated from the site by the A470 trunk road.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use of the site is leisure/tourism and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	--	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service, however, the majority of the site is not within reasonable distance of this service. The site is not within 100m of a key cycling route, and is not within 800m of a train station.



9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the size of the site, the uses have been proposed (e.g. tourism & leisure), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	The majority of the site is within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification) and the Cwm Glo SINC. The site also contains TPOs/Ancient Woodland. It is also in close proximity to the remainder of the Cwm Glo a Glyndyrys SSSI and Cwm Glo SINC. Development at the site has the potential for negative effects on a nationally designated site. Potential for a major residual negative effect.
13	To minimise the demand for water and improve the water environment.	?	The site has a number of water-courses and water-bodies within it, and is within close proximity to a number of others. Given the size of the potential developed area of the site, it has the potential to have major effects on the water environment. As such, further surveys are considered necessary.

14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less, intermediately and more susceptible according to EA guidance). Given the size of the potential developed area of the site, it has the potential to have major effects on surface water flooding. As such, further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is also within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	A Listed Building and a number of Scheduled Ancient Monuments are located within the site, and a number of other LBS and SAMs are within close proximity. The site is within the landscape of outstanding historic interest. A considerable number non-designated heritage assets are located within the site and in close proximity to it, as identified by GGAT. As such, development has the potential for a residual major negative effect on Scheduled Monuments; Listed Buildings; and/or their setting and their cumulative coherence and important association with other nearby historic features.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The majority of the site is located outside the existing settlement boundary. It is also almost entirely located within the Merthyr West Flank draft SLA. The site is greenfield land containing mature vegetation and is in a prominent and highly visible location. Therefore, the site option has high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 29 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.43

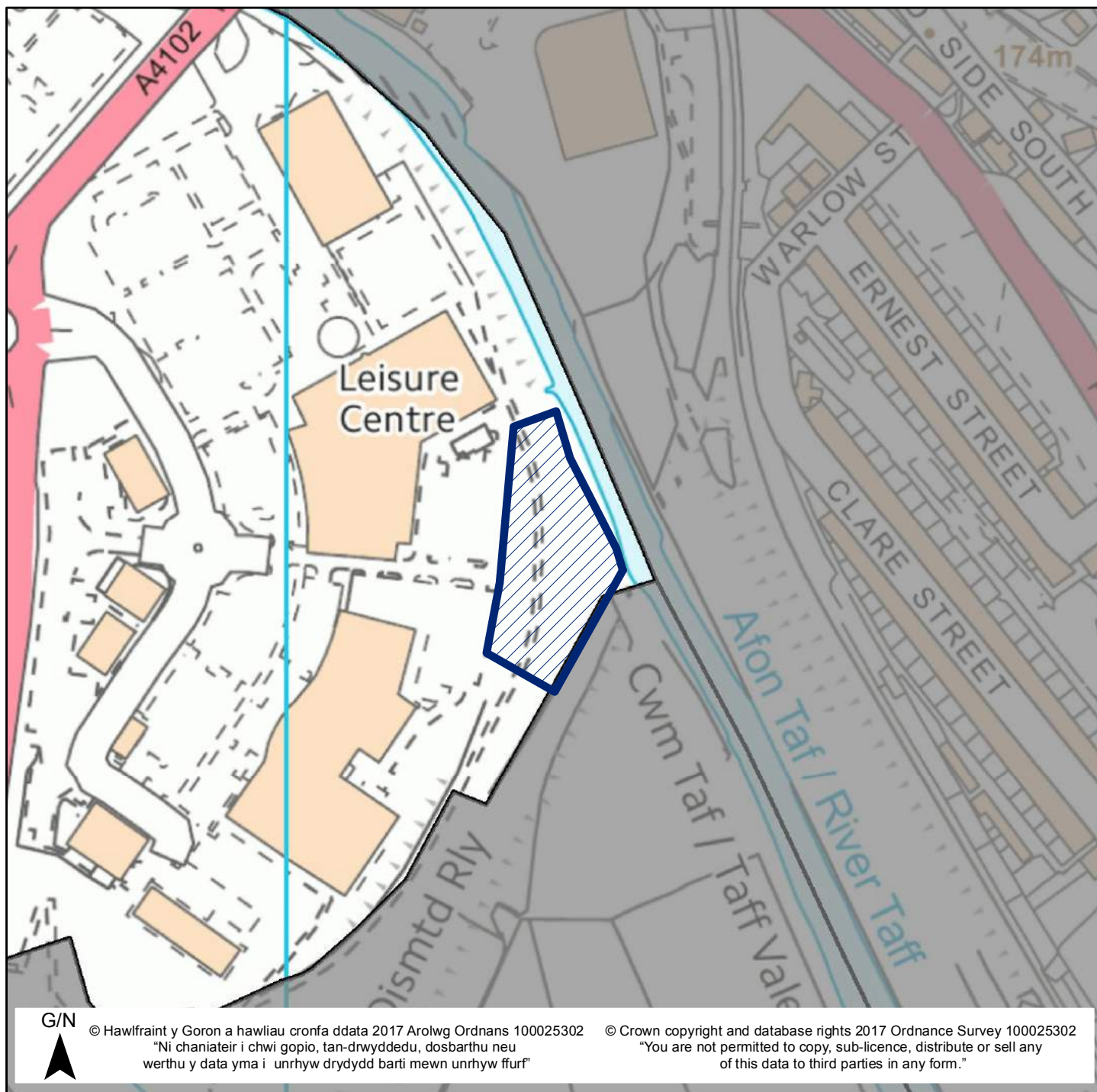
Site Name / Enw'r Safle Rhydycar

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Vacant/Woodland/Parking

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305113 Gogleddiad / Northing 205374



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## Candidate Site Sustainability Appraisal

**Site Ref.** 29  
**Site** Rhydycar  
**Ward** Cyfarthfa  
**Current** Vacant/Woodland  
**Proposed** Residential  
**Co-ords** 305113, 205374

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is located within reasonable walking distance (within 800m) of all key services and facilities.. The site is within 800m of the Merthyr Tydfil town centre and Primary Schools & Merthyr College.
2	To maintain and enhance community and settlement identities.	+	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably (LSOA W01001293: Cyfarthfa 3). The site is located within the existing settlement boundary and adjacent to Rhydycar Leisure Village.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, and would deliver new development in an area of higher deprivation (LSOA W01001293: Cyfarthfa 3). The site is also within 400m of Rhydycar Leisure Centre and Merthyr Tydfil town centre.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.4 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service, within 800m of a train station and within 100m of an active travel route and key pedestrian/cycling route (Taff Trail).
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's relatively modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is partially brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in within any locally or nationally designated biodiversity areas. However, it is close proximity to the Afon Taf SINC & River Taff. Additionally, the site does contain mature vegetation and so further surveys may be required.
13	To minimise the demand for water and improve the water environment.	?	The site is adjacent to the River Taff. As such, further assessments are required.
14	To minimise the risk of flooding.	+	The site is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	?	The site is partly brownfield, however further investigations are considered necessary.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within close proximity to the site. One non-designated heritage asset, as defined by GGAT, is within close proximity to the site. Development at the site option will have no significant effect.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to existing commercial developments. It is not within a draft SLA. However, the site is partly greenfield land and contains mature vegetation. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 30 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 171.03

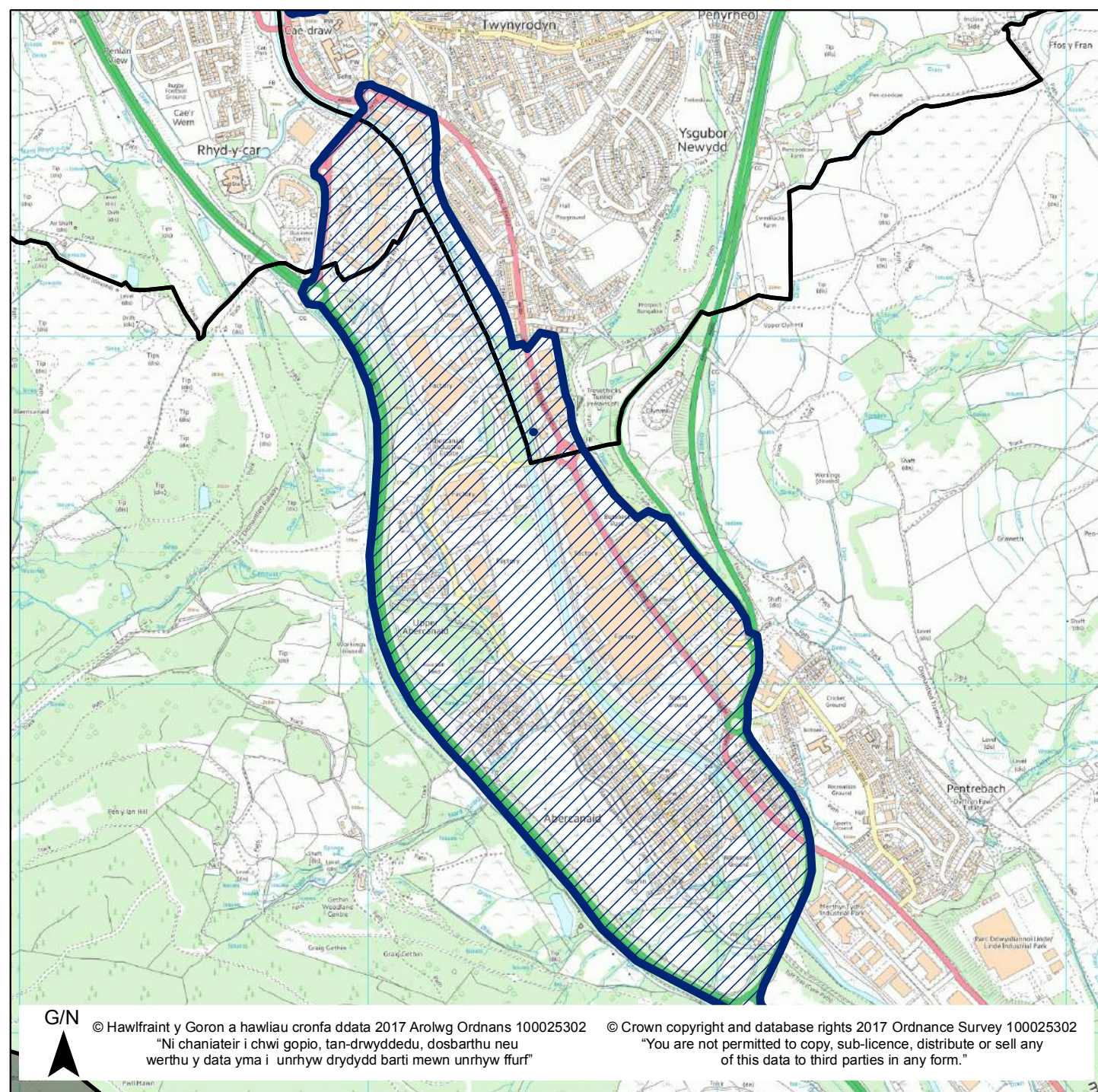
Site Name / Enw'r Safle South Merthyr Tydfil Regeneration Area

Ward / Ward Town/Cyfarthfa/Plymouth

Defnydd Cyfredol / Current Use Mixed

Defnydd Arfaethedig / Proposed Use Regeneration Area

Dwyreiniad / Easting: 305522 Gogleddiad / Northing 204254



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gwynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## Candidate Site Sustainability Appraisal

**Site Ref.** 30  
**Site** South Merthyr Tydfil Regeneration Area  
**Ward** Cyfarthfa, Plymouth, Town  
**Current** Mixed  
**Proposed** Regeneration Area  
**Co-ords** 305522, 204254

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The majority of the site is within 800m of the services and facilities of either Merthyr Tydfil town centre, Twynroddyn, Mardy, Abercanaid & Pentrebach.
2	To maintain and enhance community and settlement identities.	+	Parts of the site are within community areas experiencing Multiple Deprivation by enabling it to grow sustainably (LSOAs W01001293: Cyfarthfa 3, W01001312: Plymouth 1). The majority of the site is located within the existing settlement boundary and adjacent to Merthyr Tydfil Town Centre and the settlements of Twynroddyn, Mardy, Abercanaid & Pentrebach.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	Parts of the site would deliver new development in areas of higher deprivation (LSOA W01001293: Cyfarthfa 3, W01001312: Plymouth 1). Parts of the site are also within 400m of Rhydycar Leisure Centre, Merthyr Tydfil town centre and other recreational/leisure space. Parts of the site are located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. While it is not certain what proportion of the site would be developed for housing, given its considerable size, it is clear that significantly more than 50 dwellings could be provided.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	Parts of the site are within 100m of an active travel route and key pedestrian/cycling route (Taff Trail & Trevithick Trail). Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service, and within 800m of a train station. The Taff Trail and Trevithick Trail run through the site. The site has the potential to enhance the sustainable travel network.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, and that other uses may be located within it (e.g. retail, leisure), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.



11	To minimise the contribution to climate change whilst maximising resilience to it.	?	The site is partially brownfield land and will not result in the loss of best and most versatile agricultural land. Due to the size of the site (171 Ha) , more detailed surveys and assessments are considered necessary.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	The site contains the Afon Taf & Abercanaid Fields SINC's, as well as TPOs and ancient woodland. Development at the site has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors as identified as SINC / Green Infrastructure.
13	To minimise the demand for water and improve the water environment.	?	The River Taff, and other water-courses, run through the site. As such, further assessments are required.
14	To minimise the risk of flooding.	?	Parts of the site are located within C2 flood zones. Parts of the site are at risk of surface water flooding (less and intermediately susceptible according to EA guidance). Due to the size of the site, development could avoid these areas. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	+	The site is partly brownfield. Parts of the site is within a Coal Safeguarding Area (due to the size of the site these areas could be avoided).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	The site contains a number of Listed Buildings and non-designated heritage assets. Due to the size of the site these areas could be avoided, however, more detailed surveys and assessments are considered necessary.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is predominantly located within the existing settlement boundary and is adjacent to existing commercial developments and settlements. It is not within a draft SLA. However, the site is partly greenfield land and contains mature vegetation. As such, further assessment is considered necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 99 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1.44

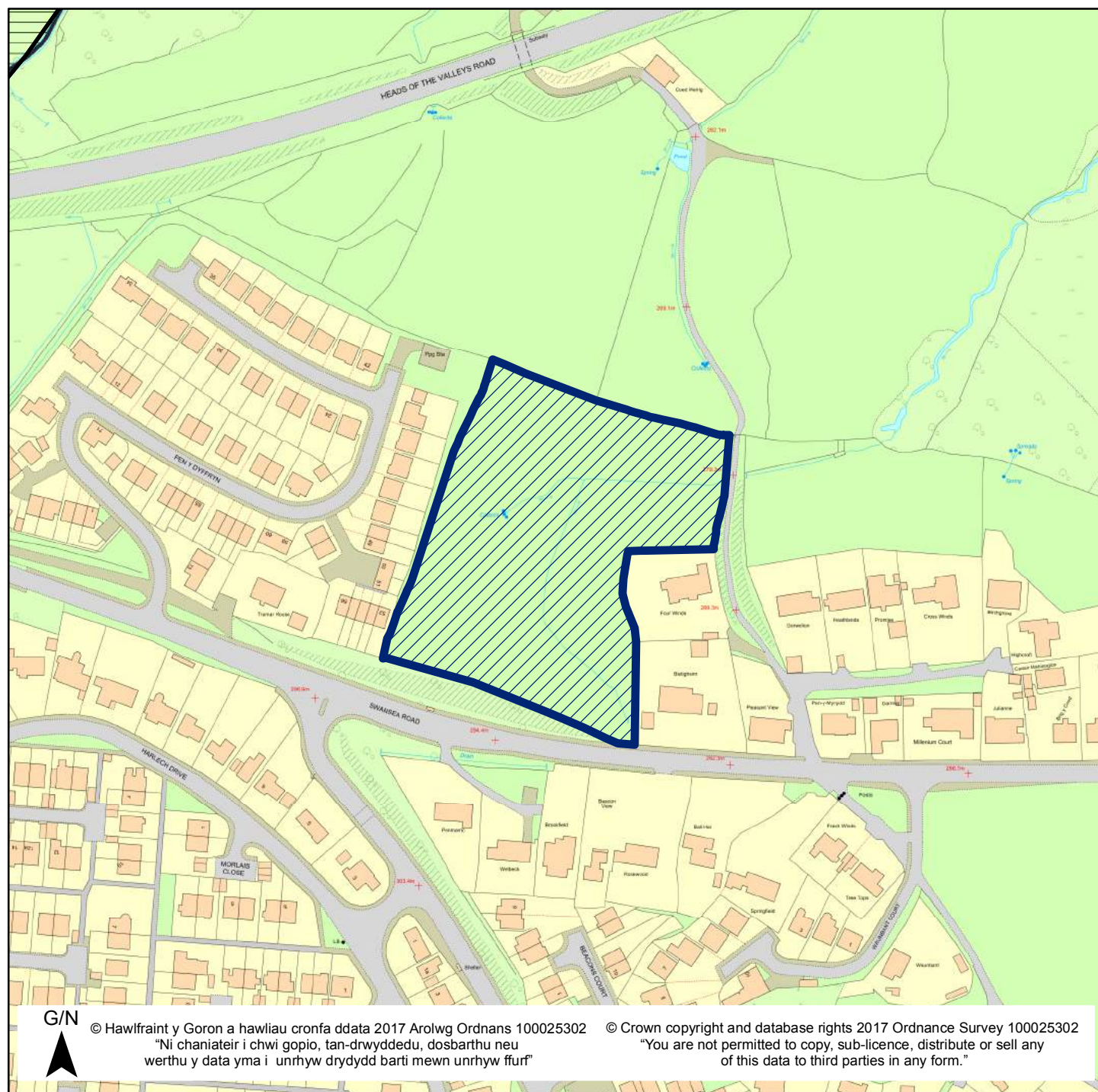
Site Name / Enw'r Safle Land west of Coedmeirick Close

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 302284 Gogleddiad / Northing 207208



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## Candidate Site Sustainability Appraisal

**Site Ref.** 99  
**Site** Land west of Coedmeyrick Close  
**Ward** Cyfarthfa  
**Current**  
**Proposed** Residential  
**Co-ords** 303215, 207208

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The site is located beyond reasonable walking distance (over 800m) of all key services and facilities.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within the settlement of Swansea Road. Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site is located within 400m of some areas of open space as identified by the Open Space Strategy, & some sports facilities & an active travel/cycle route. The site would also deliver new development in an area of higher deprivation.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 1.4 hectares.

6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site option is within 400m of bus stops with a frequent service (every half hour) & within reasonable walking distance (100m) without impediment to an active travel or a key pedestrian or cycling route. However, it is not within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	Part of the site is located within the Coed Meirig Pastures SINC and therefore development has the potential for negative effects on a site designated as being of local importance.

13	To minimise the demand for water and improve the water environment.	0	There are no water-bodies or water-courses within the site, or in close proximity. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	?	Approx. a third of the site is located within an area at risk of surface water flooding (less susceptible according to EA guidance). As such, further surveys may be required.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within or in close proximity to the site. A small number of non-designated heritage assets are in close proximity. Development at the site option will have no significant effect. There are no heritage assets within the influence of proposed development, potential for a residual neutral effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is within existing settlement limits but is greenfield. Further assessment necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 101 Pwynt Cyfeirnod / Ref Point

Maint y Safle (Ha) / Site Size (Ha) 0.54

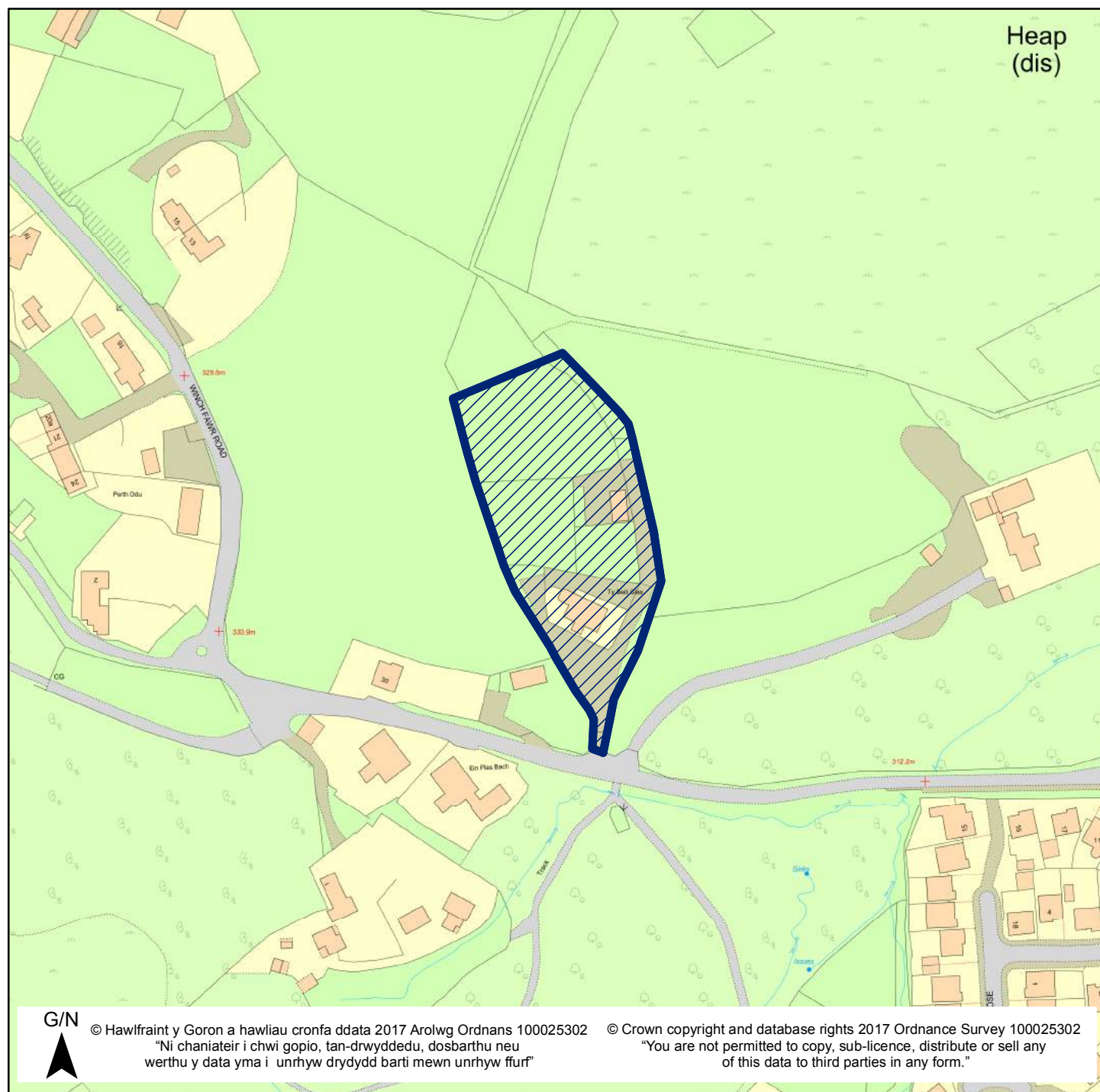
Site Name / Enw'r Safle Land at Ty Beili Glas

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 302437 Gogleddiad / Northing 206227



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## Candidate Site Sustainability Appraisal

**Site Ref.** 101  
**Site** Land at Ty Beili Glas  
**Ward** Cyfarthfa  
**Current** Grazing  
**Proposed** Residential  
**Co-ords** 303215, 206187

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site option is within 800m of Heolgerrig Primary School, but is located beyond reasonable walking distance (over 800m) of all other key services and facilities.
2	To maintain and enhance community and settlement identities.	+	The site is located immediately adjacent to the settlement of Twyncarmel/Swansea Road and is not of sufficient size to change the character of the community.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site is located adjacent to a small area of open space as identified by the Open Space Strategy, however, most open space and sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings). The site measures approx. 0.35 hectares.



6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site option is not within reasonable walking distance (100m) without impediment to an active travel or a key pedestrian or cycling route, nor is it within 800m of a train station or within 400m of bus stops with a frequent service (every half hour).
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity or impede the migration of biodiversity. Potential for a neutral effect.

13	To minimise the demand for water and improve the water environment.	0	Given the sites size and location, this site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect. No water-bodies are in close proximity.
14	To minimise the risk of flooding.	?	About a third of the site is located within an areas at risk of surface water flooding (high, medium & low susceptibility according to EA guidance). Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated heritage assets within close proximity of the site. The site is within the landscape of outstanding historic interest. 2 non-designated heritage asset, as identified by GGAT, are located in close proximity to the site . As such, development at the site will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site has medium sensitivity in landscape terms and is located where the landscape or townscape character is well defined. The majority of the site is located outside of the existing settlement boundary and within the open countryside.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 102 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1

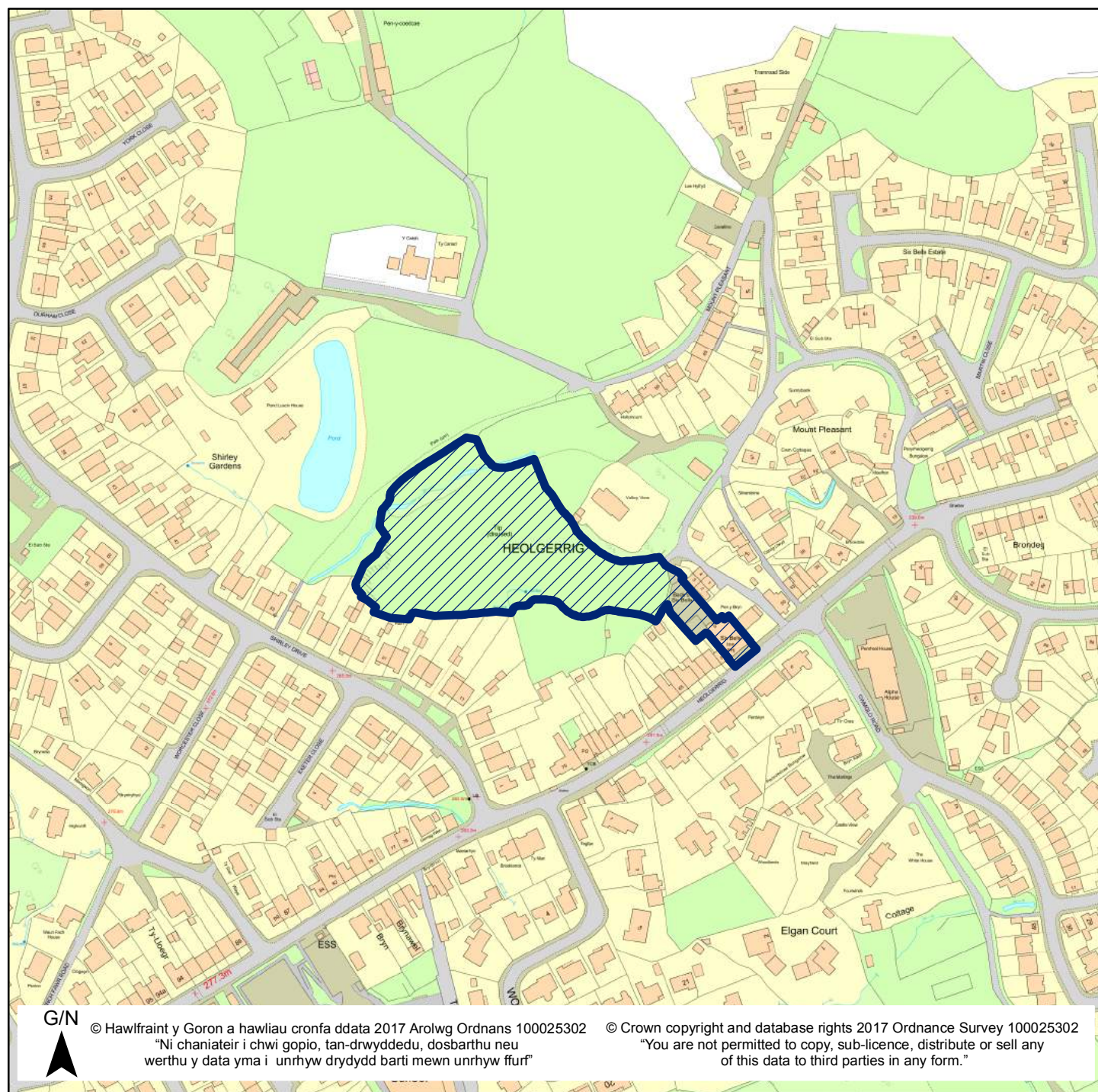
Site Name / Enw'r Safle Six Bells, Heolgerrig

Ward / Ward Cyfarthfa

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 303215 Gogleddiad / Northing 206187



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## **Candidate Site Sustainability Appraisal**

**Site Ref.** 102  
**Site** Six Bells, Heolgerrig  
**Ward** Cyfarthfa  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 303215, 206187

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within 800m of the local shops, pub, post office and Primary School in Heolgerrig.
2	To maintain and enhance community and settlement identities.	+	The site is located immediately adjacent to the settlement of Heolgerrig and is not of sufficient size to change the character of the community.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site option is located beyond reasonable walking distance (over 400m) to existing open/recreational space or sports/leisure facilities and would be located in an area deficient in open space.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings). The site measures approx. 1 hectares.

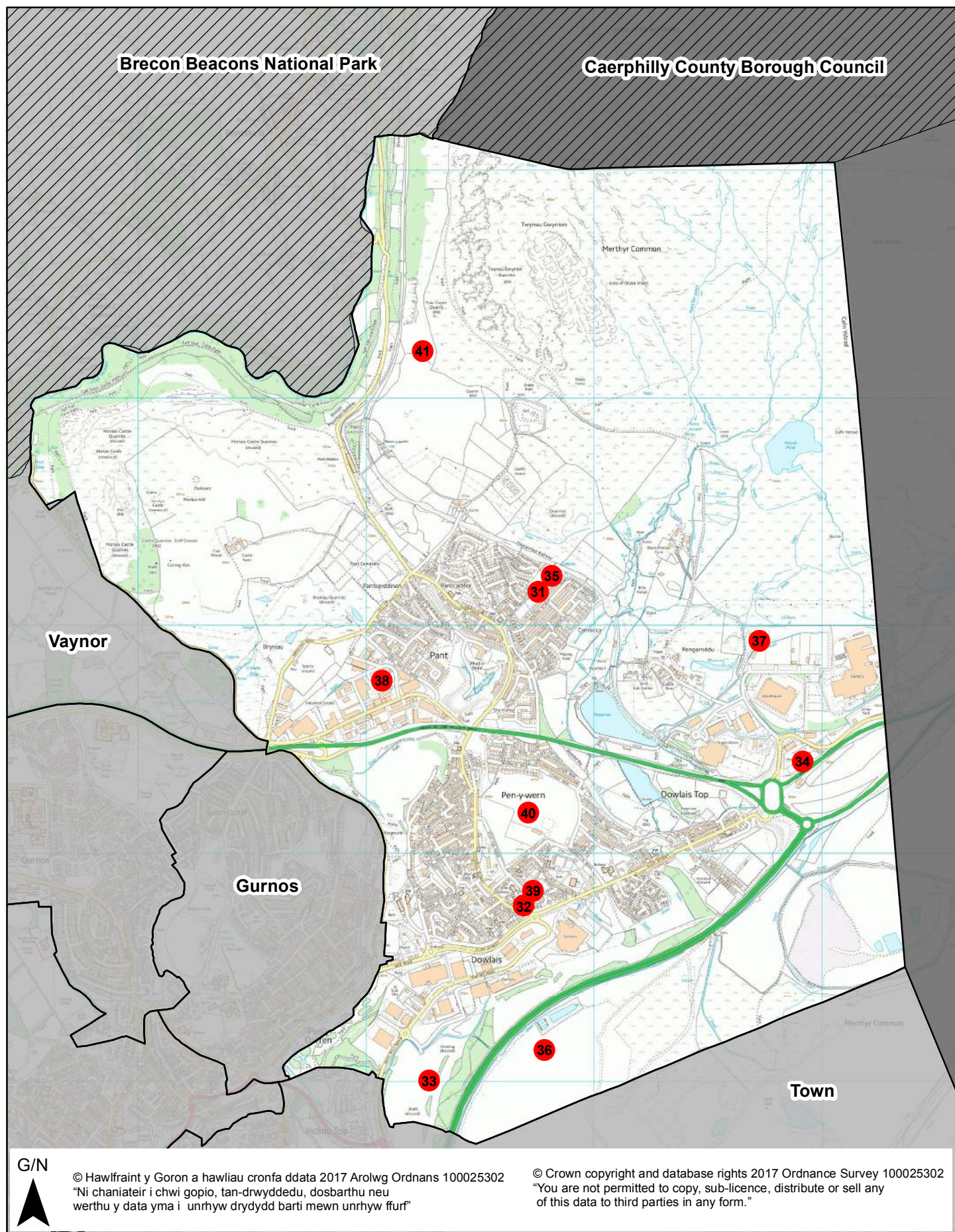
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 800m of a train station or within 100m of an active travel route or a key pedestrian or cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity or impede the migration of biodiversity. Potential for a neutral effect.

13	To minimise the demand for water and improve the water environment.	0	Given the sites size and location, this site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect. One water-body is in close proximity.
14	To minimise the risk of flooding.	?	About a third of the site is located within an areas at risk of surface water flooding (high, medium & low susceptibility according to EA guidance). Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The majority of the site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	One designated heritage asset (SAM) is within the site & one is in close proximity. More detailed lower level surveys and assessments need to be carried out.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site has medium sensitivity in landscape terms and is located where the landscape or townscape character is well defined. The majority of the site is located outside of the existing settlement boundary and within the open countryside.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031 Merthyr Tydfil Local Development Plan 2016 - 2031

## Map Safle Ymgeisydd Ward Dowlais Dowlais Ward Candidate Site Map



G/N



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"Ni chaniateir i chwi gopio, tan-drwyddedu, dosbarthu neu  
werthu y data yma i unrhyw drydydd barti mewn unrhyw ffurf"

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# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 31 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.55

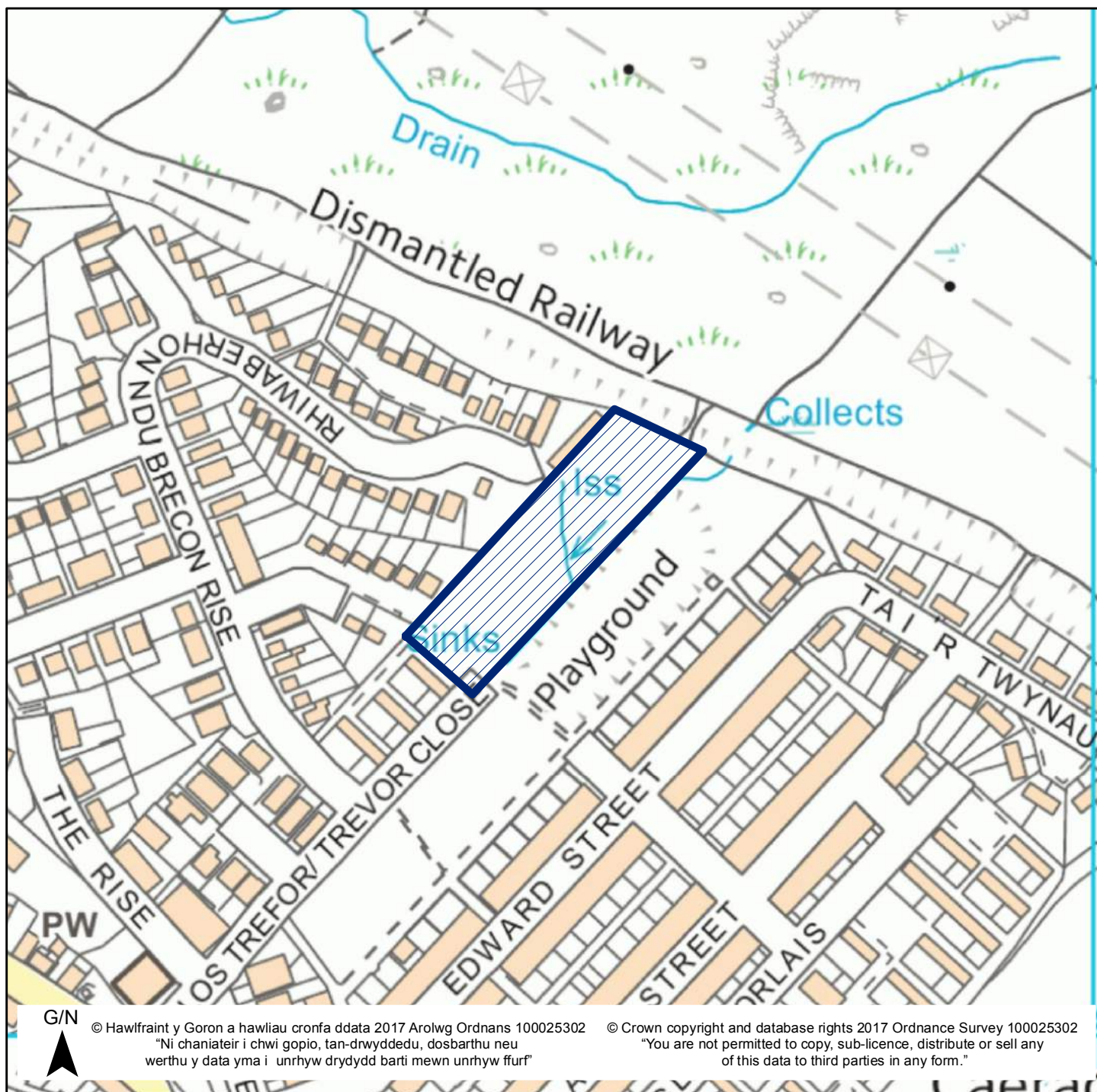
Site Name / Enw'r Safle Land adjacent to Trevor Close, Pant

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306765 Gogleddiad / Northing 209212



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 31  
**Site** Land adjacent to Trevor Close, Pant  
**Ward** Dowlais  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 306765, 209212

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (800m) of the local shops and school in Pant. However, otherservices and facilities are more distant.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site is located within reasonable walking distance (400m) to some open/recreational space as identified by the OSS. However all other sports and leisure facilities are located more than 400m away.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.6 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service and is within 100m of the National Cycle Network (Route 46). However it is not within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's relatively modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas. However, it is close proximity to the Blaenmorlais SINC. Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within the site or in close proximity to it.
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is brownfield and would not hinder the future extraction of safeguarded mineral resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within or within close proximity to the site. Development at the site will have no significant effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary, is not within a draft SLA and is brownfield land.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 32 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.29

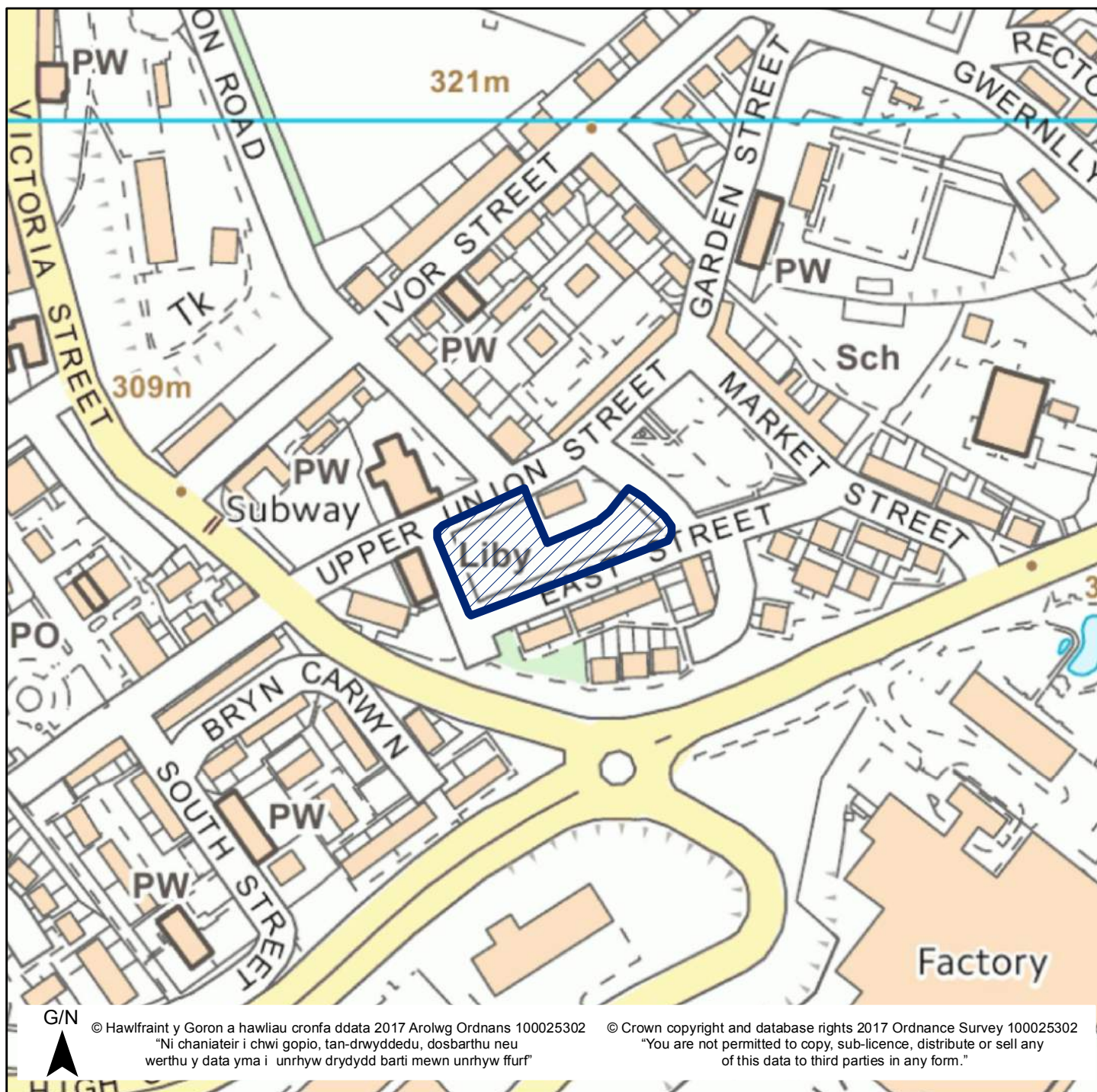
Site Name / Enw'r Safle East Street, Dowlais

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306705 Gogleddiad / Northing 207815



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 32  
**Site** East Street, Dowlais  
**Ward** Dowlais  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 306705, 207815

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site option is located within reasonable walking distance (within 800m) of the local shops, GP surgery, post office, community centre & school in Dowlais.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and is adjacent to existing dwellings in Dowlais. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Some sports facilities are also located within 400m. The site would also deliver new development in an area of higher deprivation (LSOA W01001298 Dowlais 4).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.3 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route and key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's relatively modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is partially brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure, or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within the site or in close proximity to it.
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is brownfield and would not hinder the future extraction of safeguarded mineral resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	Development has the potential for a minor positive effect on the Conservation Area. The site is located within the Dowlais Conservation Area and a number of Listed Buildings are located in close proximity to it.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and is not within a draft SLA. However, the site is currently landscaped. As such, further assessment is considered necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 33 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 16.98

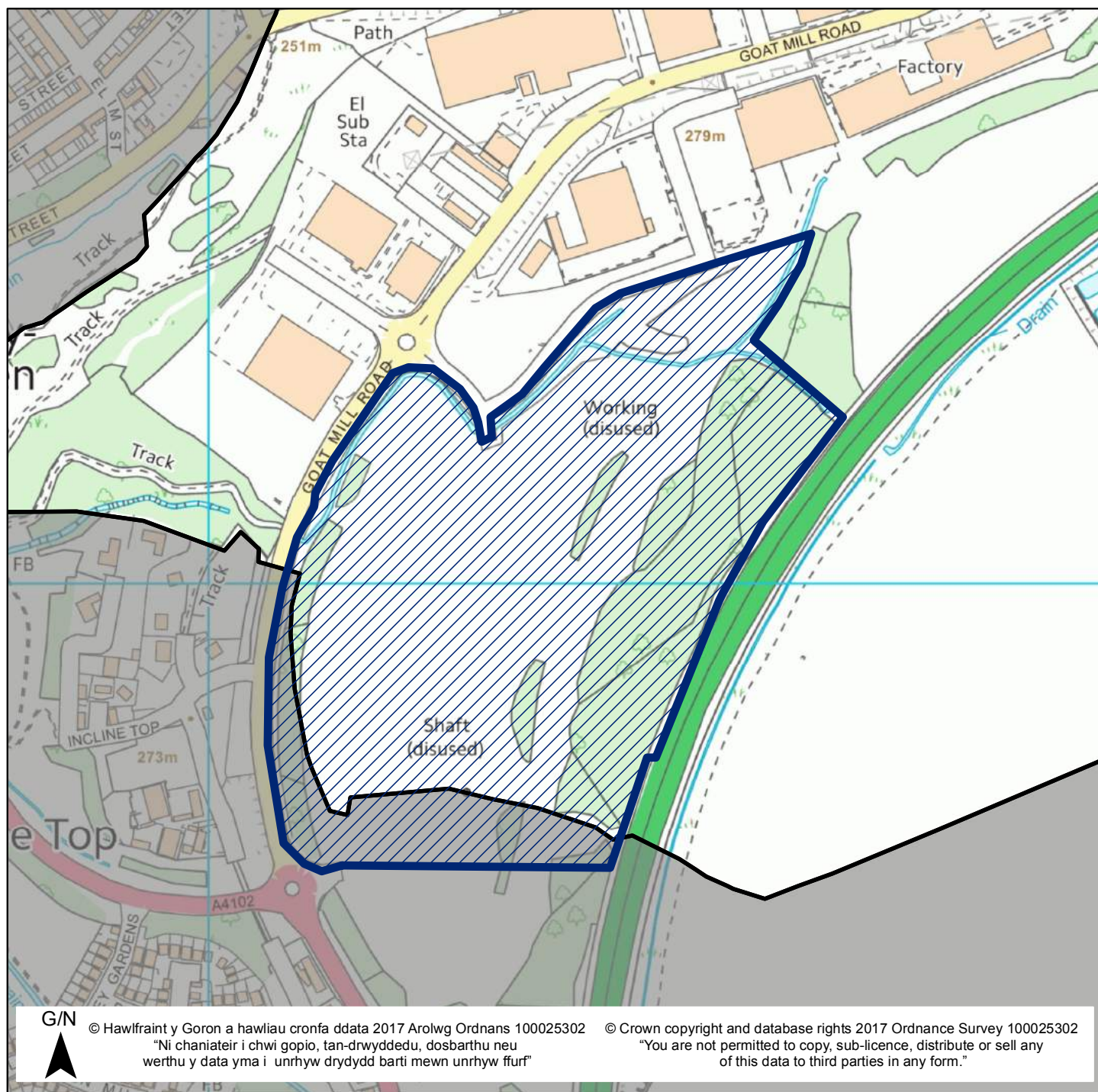
Site Name / Enw'r Safle Goat Mill Road (Industrial)

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Industrial/Employment

Dwyreiniad / Easting: 306278 Gogleddiad / Northing 207001



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 33  
**Site** Goatmill Road (Industrial)  
**Ward** Dowlais  
**Current** Vacant land  
**Proposed** Industrial/Employment  
**Co-ords** 306278, 207001

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The majority of the site is not within 800m of the local services in Dowlais & Penydarren.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the existing commercial area of Goat Mill Road. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOAs - W01001298 Dowlais 4 & W01001317 Town 3), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Some sports facilities (private gyms and sports fields) are also located within 400m. The site would also deliver new development in an area of higher deprivation (LSOAs - W01001298 Dowlais 4 & W01001317 Town 3).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is as Industrial/Employment land and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to bus stops with a frequent service (400m), a train station (800m) or within 100m of an active travel route and / or a key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the size of the site, and the uses have been proposed (e.g. industry & employment), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in within any locally or nationally designated biodiversity areas. However, it does contain mature vegetation and so further surveys may be required.
13	To minimise the demand for water and improve the water environment.	?	A water-course runs through the site and others are in close proximity to it. Further surveys may be required.
14	To minimise the risk of flooding.	0	Parts of the site are within areas at risk of surface water flooding in parts of the site (less and intermediately susceptible according to EA guidance). Further studies considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no designated heritage assets within the site or in close proximity to it. 1 non-designated heritage asset is located within the site, and a number are in close proximity to it.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to an existing commercial area. It is not within a draft SLA. However, the site is partly greenfield land with mature vegetation. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 34 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.45

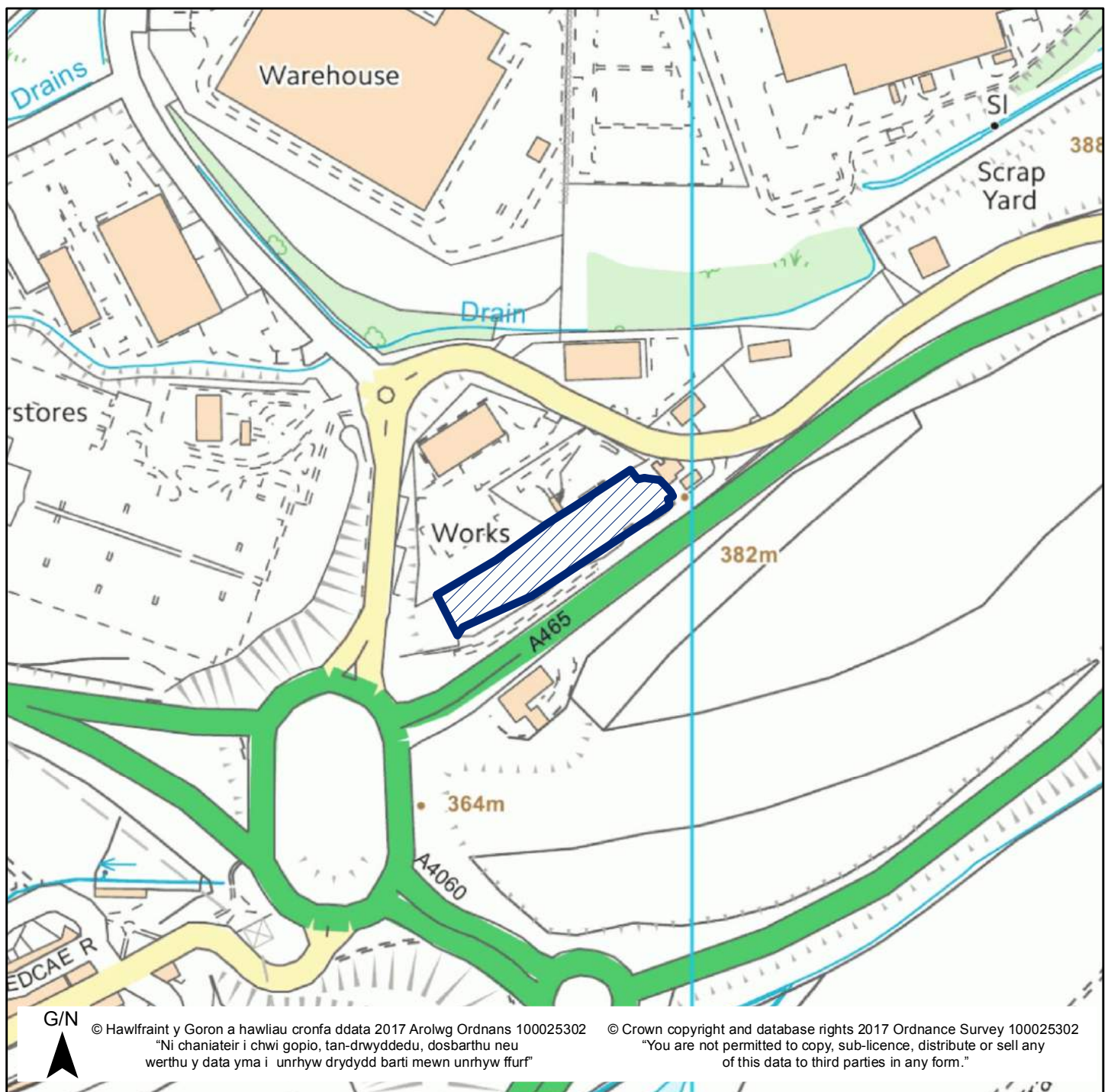
Site Name / Enw'r Safle Former Dowlais MUE Sub Depot

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Council Bin Storage

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 307918 Gogleddiad / Northing 208403



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 34  
**Site** Former Dowlais MUE Sub Depot  
**Ward** Dowlais  
**Current** Council Bin Storage  
**Proposed** Employment  
**Co-ords** 307918, 208403

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is within 800m of the retail offering at Pengarnddu. However, other services are over 800m away.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the existing commercial area of Pengarnddu. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA W01001295 Dowlais 1), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Some sports facilities are also located within 400m. The site would also deliver new development in an area of higher deprivation (LSOAs - W01001295 Dowlais 1).



5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is for Employment and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service and the site is within 100m of an active travel route. It is not within 800m of a train station. The site is on the outskirts of the main settlement and is separated from the settlement by the A465 trunk road.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the use that has been proposed (e.g. employment), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is mainly brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within or in close proximity to any locally or nationally designated biodiversity areas. Developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	Given the relatively modest size of the site, its development is unlikely to lead to any significant effects on water quality,
14	To minimise the risk of flooding.	+	The site is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no designated heritage assets within the site or in close proximity to it. 7 non-designated heritage assets are located in close proximity to the site.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to an existing commercial area. It is not within a draft SLA. However, given its prominent location further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 35 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1.15

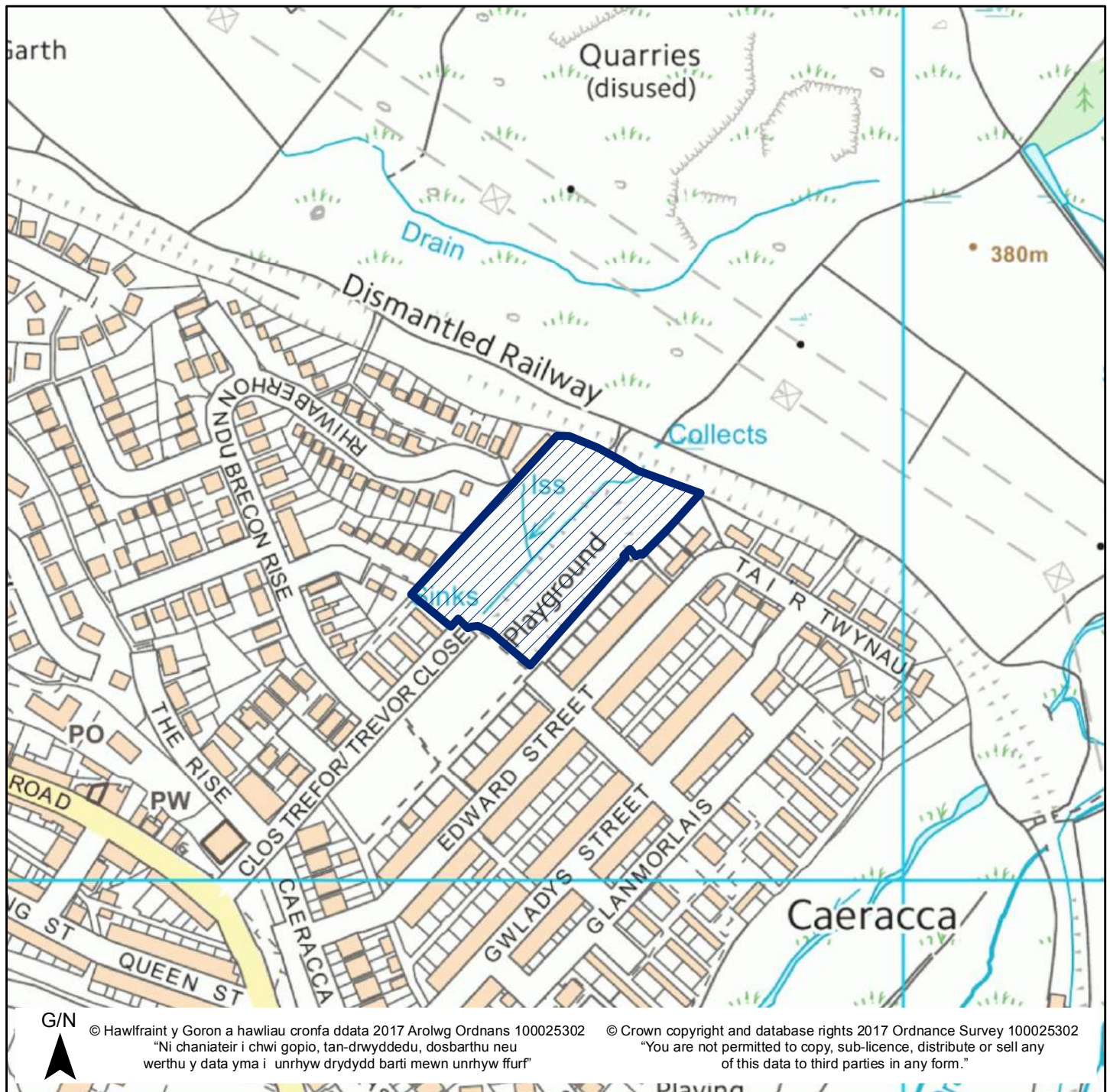
Site Name / Enw'r Safle Trevor Close, Pant

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306787 Gogleddiad / Northing 209204



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 35  
**Site** Trevor Close, Pant  
**Ward** Dowlais  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 306787, 209204

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (800m) of the local shops and school in Pant. However, otherservices and facilities are more distant.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Sports facilities are located more than 400m away.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 1.2 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service and is within 100m of the National Cycle Network (Route 46). However it is not within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's relatively modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.



11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas. However, it is in close proximity to the Blaenmorlais SINC. Developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within the site or in close proximity to it.
14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less and intermediately susceptible according to EA guidance). Further studies considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is brownfield and would not hinder the future extraction of safeguarded mineral resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within or within close proximity to the site. Development at the site will have no significant effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary, is not within a draft SLA and is partly brownfield land.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 36 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 18.85

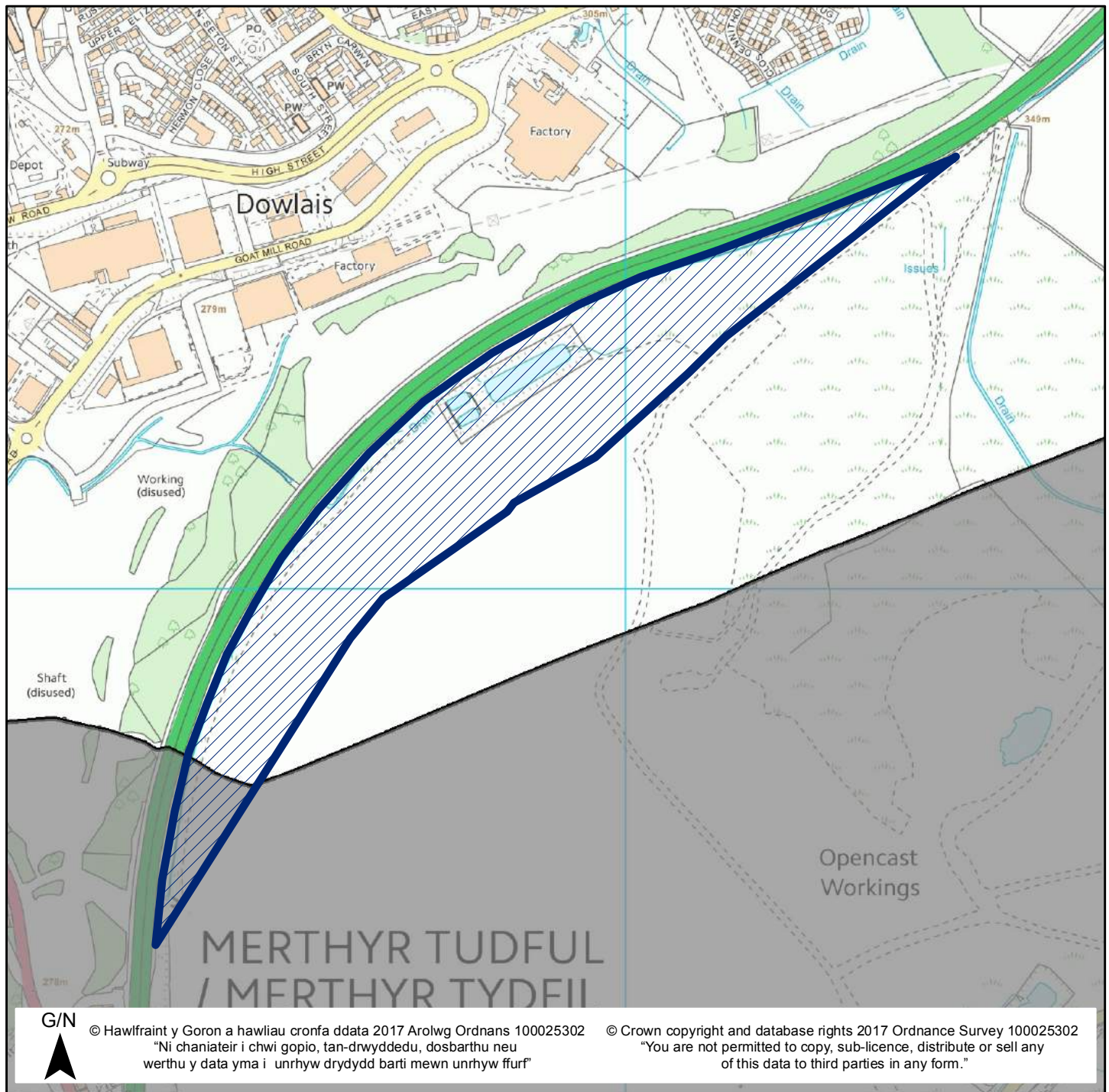
Site Name / Enw'r Safle Land east of A4060 at Ffos Y Fran

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Open cast mining

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 306785 Gogleddiad / Northing 207138



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 36  
**Site** Land east of A4060 at Ffos Y Fran  
**Ward** Dowlais  
**Current** Open cast mining  
**Proposed** Employment  
**Co-ords** 306785, 207138

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	Parts of the site are within 800m of some local services in Dowlais & Penydarren. However, the remainder of the site is not within 800m of these, and most services are over 800m away. Additionally, the A4060 trunk road separates the site from the existing settlement.
2	To maintain and enhance community and settlement identities.	++	The site is located partially outside the existing settlement boundary and within the boundary of an active opencast mine. Part of the site is within areas experiencing Multiple Deprivation (LSOAs - W01001298 Dowlais 4 & W01001317 Town 3), and would therefore support their character and identity by enabling them to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Some sports facilities (private gyms and sports fields) are also located within 400m, however the open spaces and sports facilities are separated from the site by the A4060 trunk road. The site would also deliver new development in areas of higher deprivation (LSOAs - W01001298 Dowlais 4 & W01001317 Town 3).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is Industrial/Employment and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is not within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route and key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the size of the site, and the use that has been proposed (e.g. employment), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	+	Development will not lead to the loss of an important habitat, species, trees and hedgerows or hamper ecological connectivity.
13	To minimise the demand for water and improve the water environment.	?	A water-course runs through the site and others are in close proximity to it. Further surveys may be required.
14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less and intermediately susceptible according to EA guidance). Further studies considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield. The site is partially within a coal safeguarding area, however this resource will have been extracted via the open-cast mining.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site option will have no significant effect. There are no designated heritage assets within the site or in close proximity to it. 2 non-designated heritage assets are located within the site, and a number are in close proximity to it.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located partially within the existing settlement boundary and within an active land reclamation scheme. It is not within a draft SLA. Development would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 37 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.03

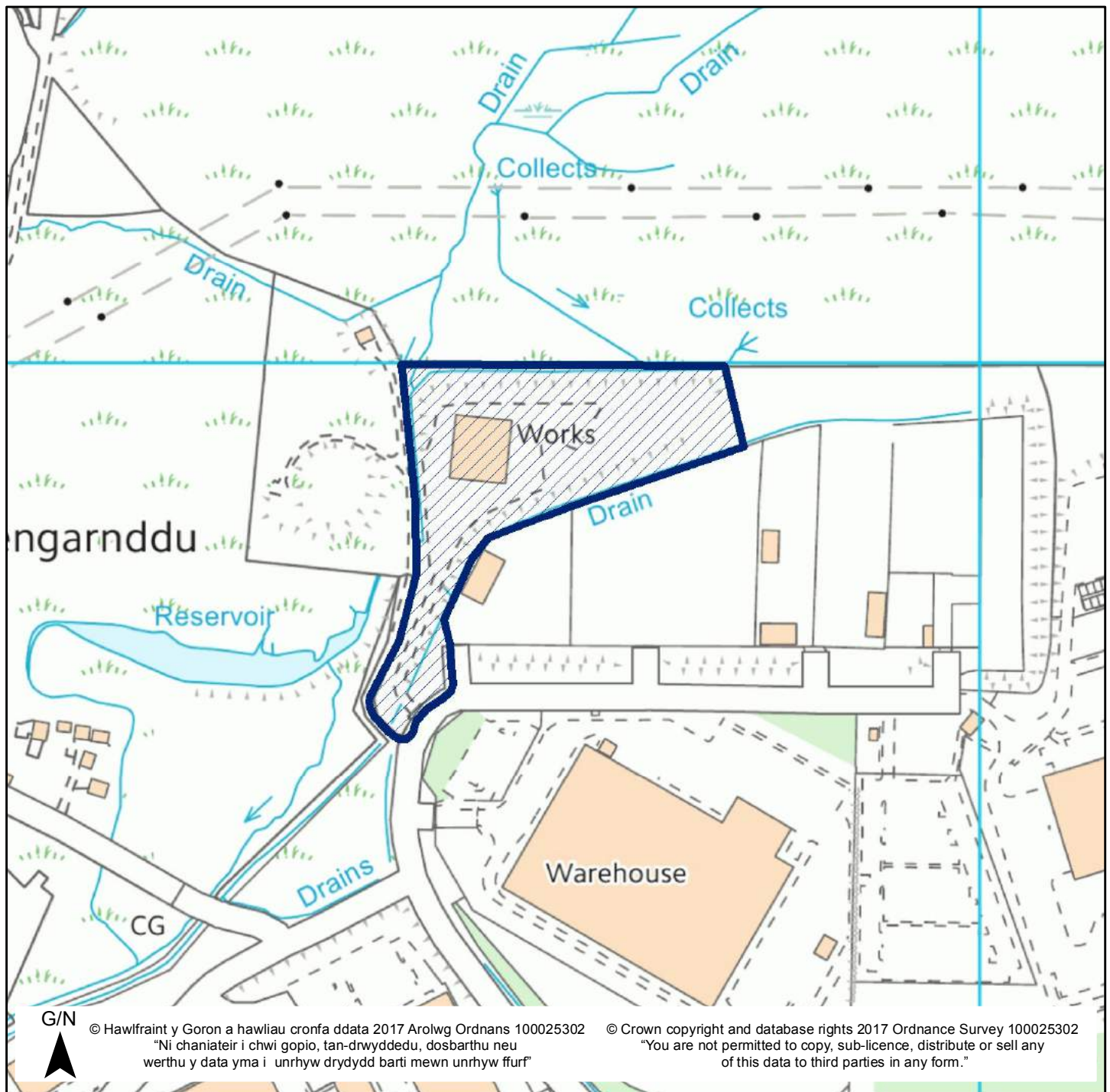
Site Name / Enw'r Safle Pengarnddu

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Industrial

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 307727 Gogleddiad / Northing 208932



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynyddedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 37  
**Site** Pengarnddu  
**Ward** Dowlais  
**Current** Industrial  
**Proposed** Employment  
**Co-ords** 307727, 208932

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is within 800m of the retail offering at Pengarnddu. However, other services are over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and adjacent to the existing commercial area of Pengarnddu. Development would support the character and identity of the area by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site option is not located within reasonable walking distance (within 400m) to open/recreational space, as identified by the OSS, or Sports facilities.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is for employment and so the site would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service and the National Cycle Network (Route 46). However, the site is on the outskirts of the main settlement and is separated from it by the A465 trunk road. The site is not within reasonable walking distance of a train station (800m).
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the use that has been proposed (e.g. employment), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in within any locally or nationally designated biodiversity areas. However, it is adjacent to the Blaenmorlais & Merthyr Common North SINC. An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within the site, however a water-body is in close proximity to the site. Given the relatively modest size of the site, its development is unlikely to lead to any significant effects on water quality,
14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less and intermediately susceptible according to EA guidance). Further studies considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is brownfield and would not hinder the future extraction of safeguarded mineral resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no designated heritage assets within the site or in close proximity to it.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary and adjacent to an existing commercial area. It is not within a draft SLA. Development would remove an eyesore, or enhance the landscape and/or would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 38 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.74

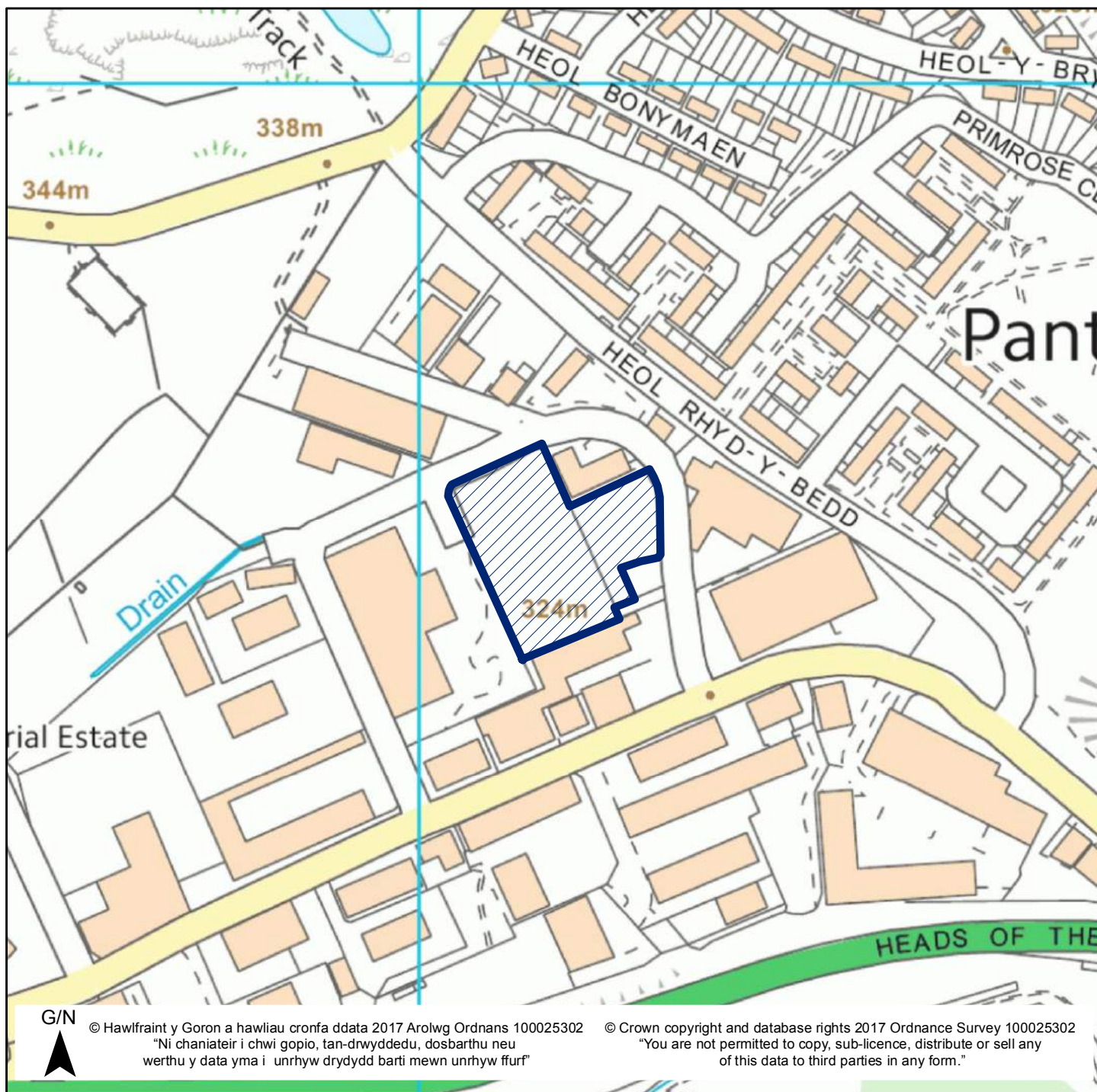
Site Name / Enw'r Safle Land at Pant Industrial Estate

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Industrial

Dwyreiniad / Easting: 306071 Gogleddiad / Northing 208759



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 38  
**Site** Land at Pant Industrial Estate  
**Ward** Dowlais  
**Current** Vacant land  
**Proposed** Industrial  
**Co-ords** 306071, 208759

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (800m) of the local shops and school in Pant. However, otherservices and facilities are more distant.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the existing commercial area of Pant Industrial Estate. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA W01001295 - Dowlais 1), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space, as identified by the OSS, and to some sports facilities (private gyms and sports pitches), and would deliver new development in an area of higher deprivation.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is for industrial development which would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. However, it is not within 100m of an active travel route or within 800m of a train station. An active travel route is within 200m.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the use that has been proposed (e.g. Industrial), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within the site. Given the relatively modest size of the site, its development is unlikely to lead to any significant effects on water quality,
14	To minimise the risk of flooding.	?	Parts of the site are susceptible to surface water flooding (more, less and intermediately susceptible). The areas of flood risk would be difficult to avoid, however the proposed use is considered to be a less vulnerable use. More detailed assessments considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and would not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no designated heritage assets within the site or in close proximity to it.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary and within an existing commercial area. It is not within a draft SLA. Development would remove an eyesore, or enhance the landscape and/or would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 39 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.23

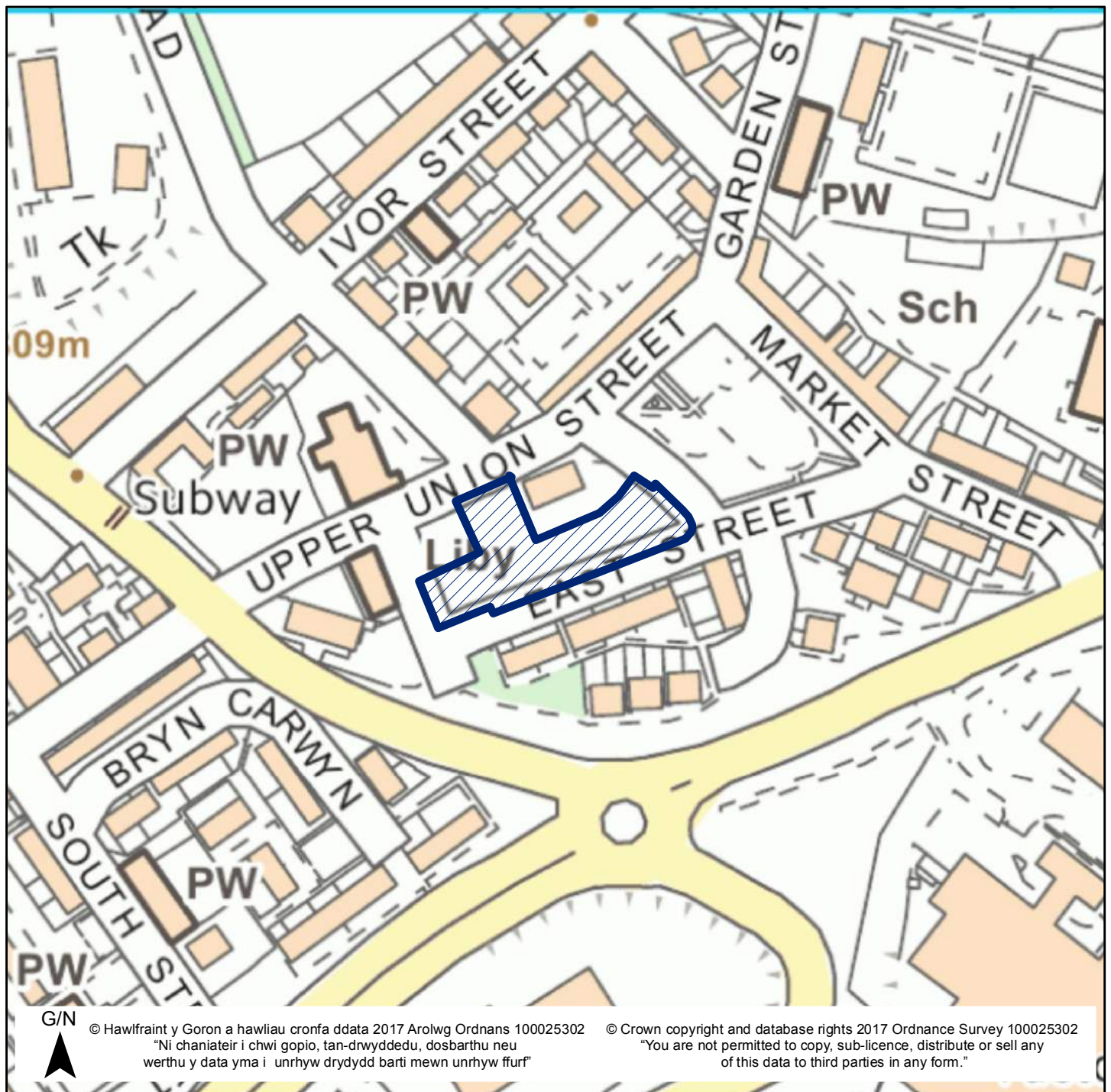
Site Name / Enw'r Safle Land at East Street, Dowlais

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306712 Gogleddiad / Northing 207814



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).



**Candidate Site Sustainability Appraisal**

**Site Ref.** 39  
**Site** Land at East Street, Dowlais  
**Ward** Dowlais  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 306712, 207814

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (within 800m) of the local shops, GP surgery, post office, community centre & school in Dowlais.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and adjacent to the existing dwellings of Dowlais. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Some sports facilities are also located within 400m. The site would also deliver new development in an area of higher deprivation (LSOA W01001298 Dowlais 4).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.2 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route and key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's relatively modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is partially brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas. Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses are water-bodies are within the site or in close proximity to it.
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is brownfield and would not hinder the future extraction of safeguarded mineral resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	Development has the potential for a minor positive effect on a Conservation Area. The site is located within the Dowlais Conservation Area and a number of Listed Buildings are located in close proximity to it.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within the existing settlement of Dowlais. It is not within a draft SLA. However, the site is partly landscaped. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 40 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 12.35

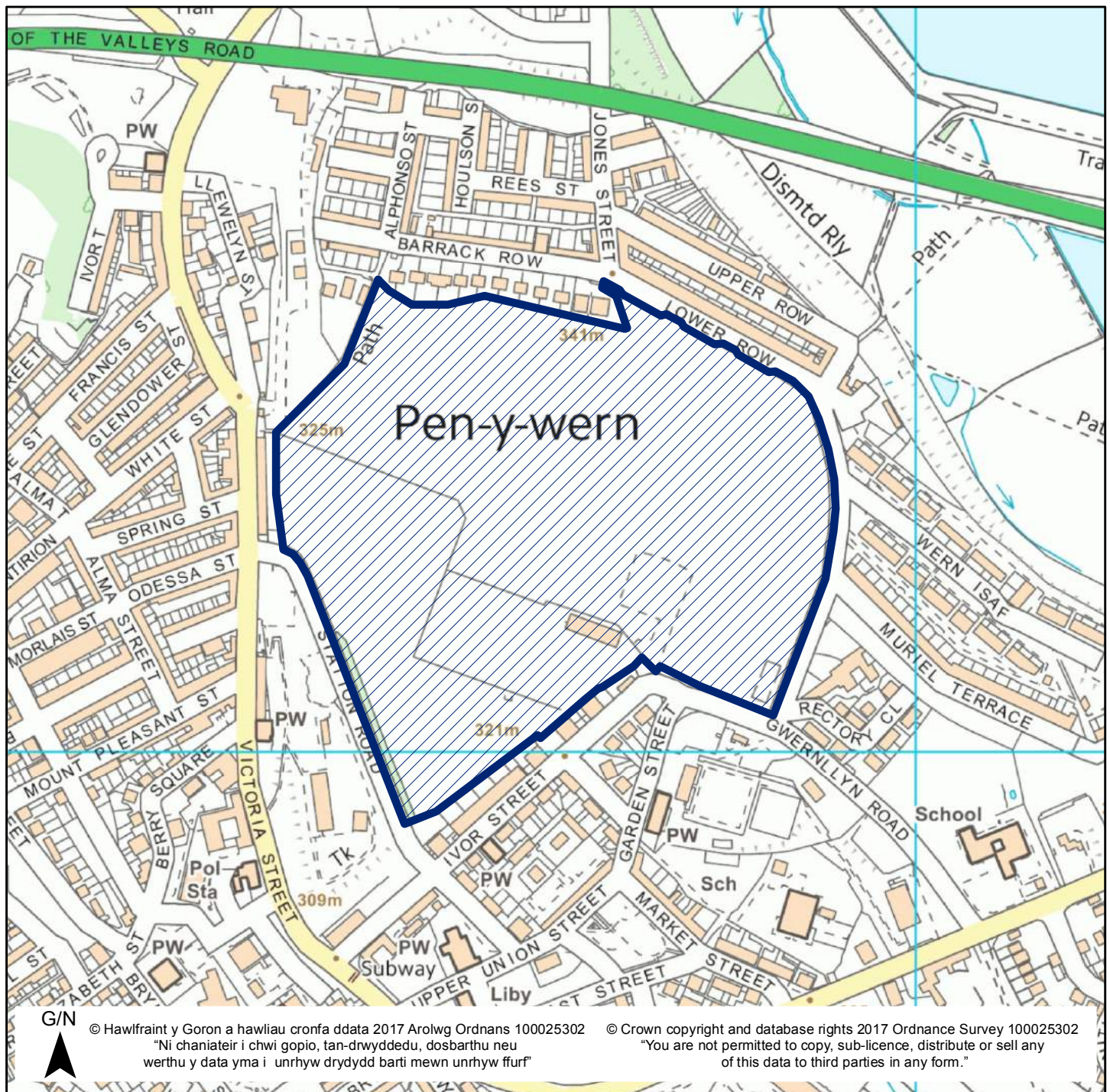
Site Name / Enw'r Safle Heartlands

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant land (Former ironworks)

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306714 Gogleddiad / Northing 208179



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynyddedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 40  
**Site** Heartlands  
**Ward** Dowlais  
**Current** Vacant land (Former ironworks)  
**Proposed** Residential  
**Co-ords** 306714, 208179

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is located within reasonable walking distance (within 800m) of the local shops, GP surgery, post office, community centre & school in Dowlais.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the existing dwellings of Dowlais. Development would support the character and identity of a community by enabling it to grow sustainably. The site is partially within an area experiencing multiple deprivation - LSOA W01001298: Dowlais 4.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space as identified by the OSS. Some sports facilities are also located within 400m. Part of the site would also deliver new development in an area of higher deprivation (LSOA W01001298 Dowlais 4).



5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 12.4 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route and key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, and the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity.
13	To minimise the demand for water and improve the water environment.	?	No water-courses are water-bodies are within the site. 3-4 water-bodies are in close proximity to it. Given the size of the site, more detailed assessment is considered necessary.
14	To minimise the risk of flooding.	?	A small part of the site is located within an area at risk of surface water flooding (less susceptible). Further studies considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	++	A Listed Building at risk is located within the site. The site is also located in close proximity to the Dowlais Conservation Area and a number of other Listed Buildings. Development has the potential for a major positive effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within the existing settlement of Dowlais. It is not within a draft SLA. However, the site is mainly covered with vegetation due to the long period of time it has been vacant. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 41 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 36.18

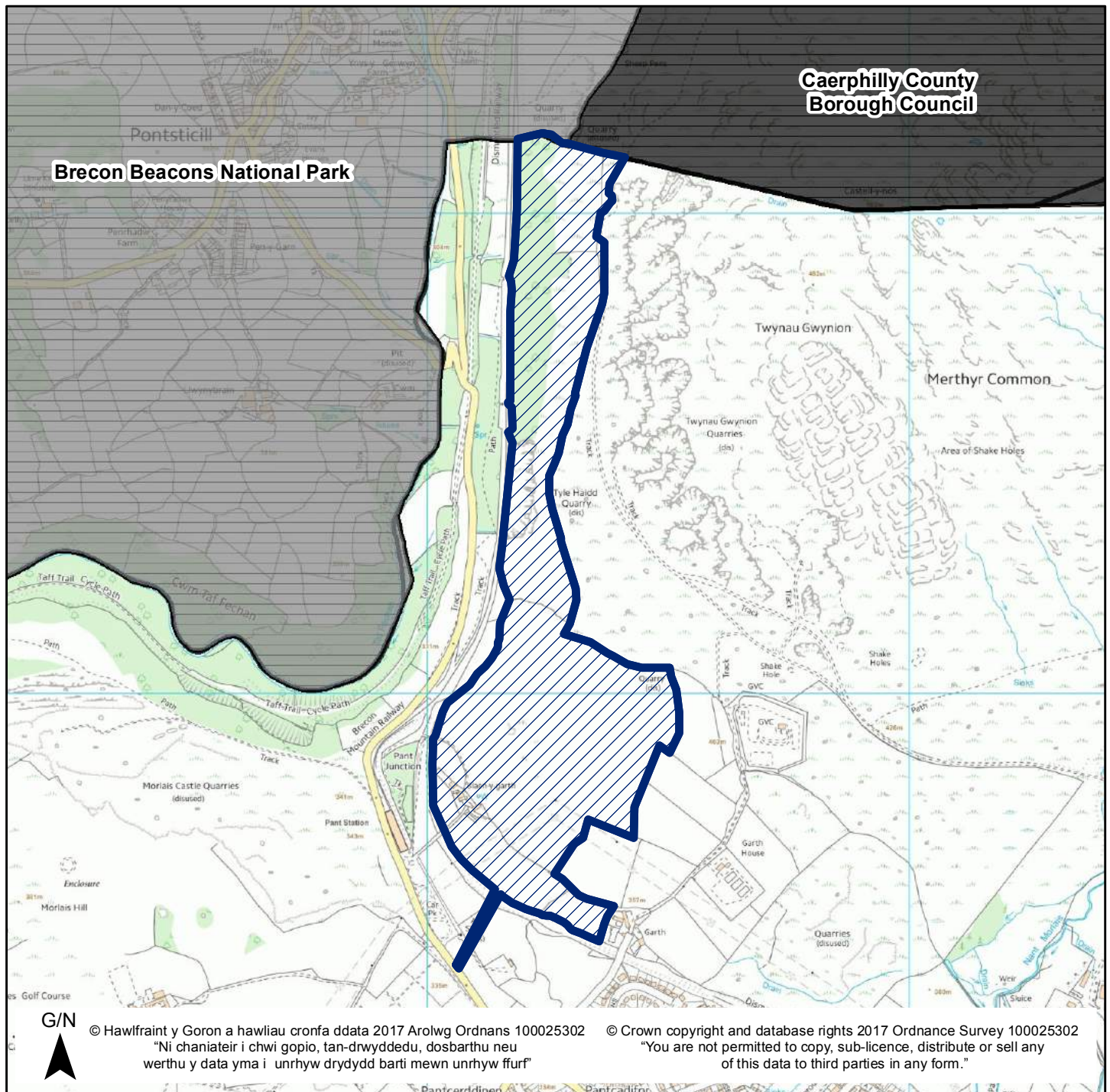
Site Name / Enw'r Safle Blaen y Garth Farm

Ward / Ward Dowlais

Defnydd Cyfredol / Current Use Vacant/Agricultural land

Defnydd Arfaethedig / Proposed Use Tourism

Dwyreiniad / Easting: 306250 Gogleddiad / Northing 210205



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 41  
**Site** Blaen y Garth Farm  
**Ward** Dowlais  
**Current** Vacant/Agricultural land  
**Proposed** Tourism  
**Co-ords** 306250, 210205

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	Parts of the site are within 800m of the local shops and school of Pant. However, the majority of the site is over 800m away from these and other services.
2	To maintain and enhance community and settlement identities.	-	Due to the size of the site, and it's separation from the existing settlement of Pant, it would not allow this community to grow sustainably and would result in a significant change in the character of that community.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	-	The site option is located within reasonable walking distance (within 400m) to green leisure corridors as identified by the OSS, although open space & sports facilities are over 400m away.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use of the site is for Tourism which would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station with a commuting function. The majority of the site is within 100m of the Taff Trail (National Cycle Network Route 8).
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, and the proposed use (tourism), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

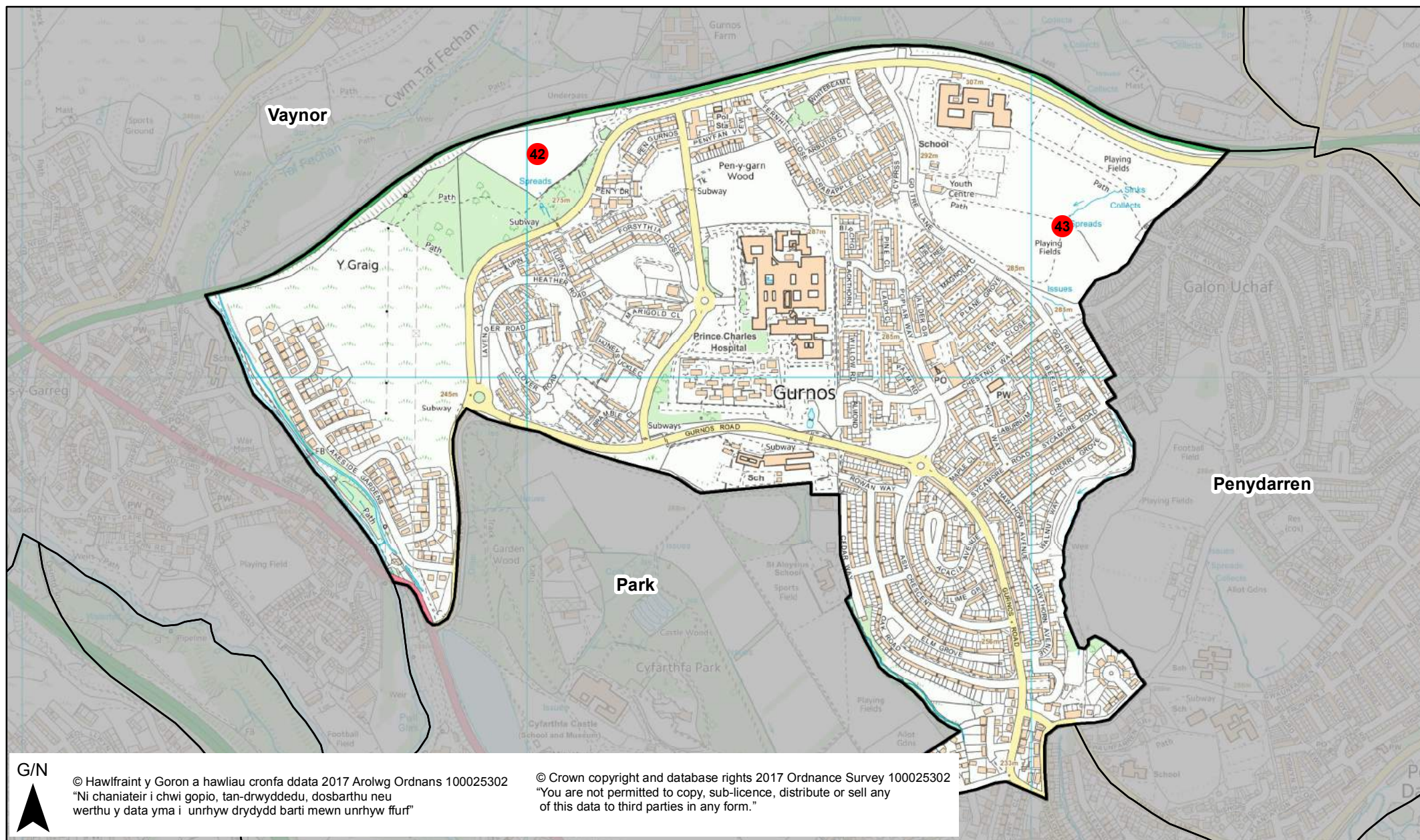


11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	A significant part of the site is located within areas of TPOs/Ancient woodland, and within the Cwm Taf Fechan, Tyle Haidd and Merthyr Common North SINC. Development at the site option has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors as identified as SINC / Green Infrastructure.
13	To minimise the demand for water and improve the water environment.	?	No water-courses or water-bodies are within the site. A water-course is within close proximity to it. Given the size of the site, more detailed assessment is considered necessary.
14	To minimise the risk of flooding.	0	The site is not located within an area of flood risk. Very small parts of the site are located within an area at risk of surface water flooding (less and intermediately susceptible). However, development could avoid this area with the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is predominantly greenfield and development would compromise a limestone safeguarding area (MTAN 1: Aggregates / Aggregates Safeguarding Map of Wales 2012) .
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	A Listed Building, Blaen y Garth Farm, is located within the site. A number of non-designated heritage assets are located within and in close proximity to the site. Subject to the careful consideration of setting, development has the potential to bring a listed building at risk back into productive use.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site is predominantly greenfield & contains mature vegetation, it is located outside the existing settlement boundary and within the Morlais and Cwm Taf Fechan draft SLA. The site is also adjacent to the Brecon Beacons National Park. The site option has medium to high or high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031 Merthyr Tydfil Local Development Plan 2016 - 2031

## Map Safle Ymgeisydd Ward Y Gurnos Gurnos Ward Candidate Site



G/N



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"Ni chaniateir i chwi gopio, tan-drwyddedu, dosbarthu neu werthu y data yma i unrhyw drydydd barti mewn unrhyw ffurf"

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# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 42 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.26

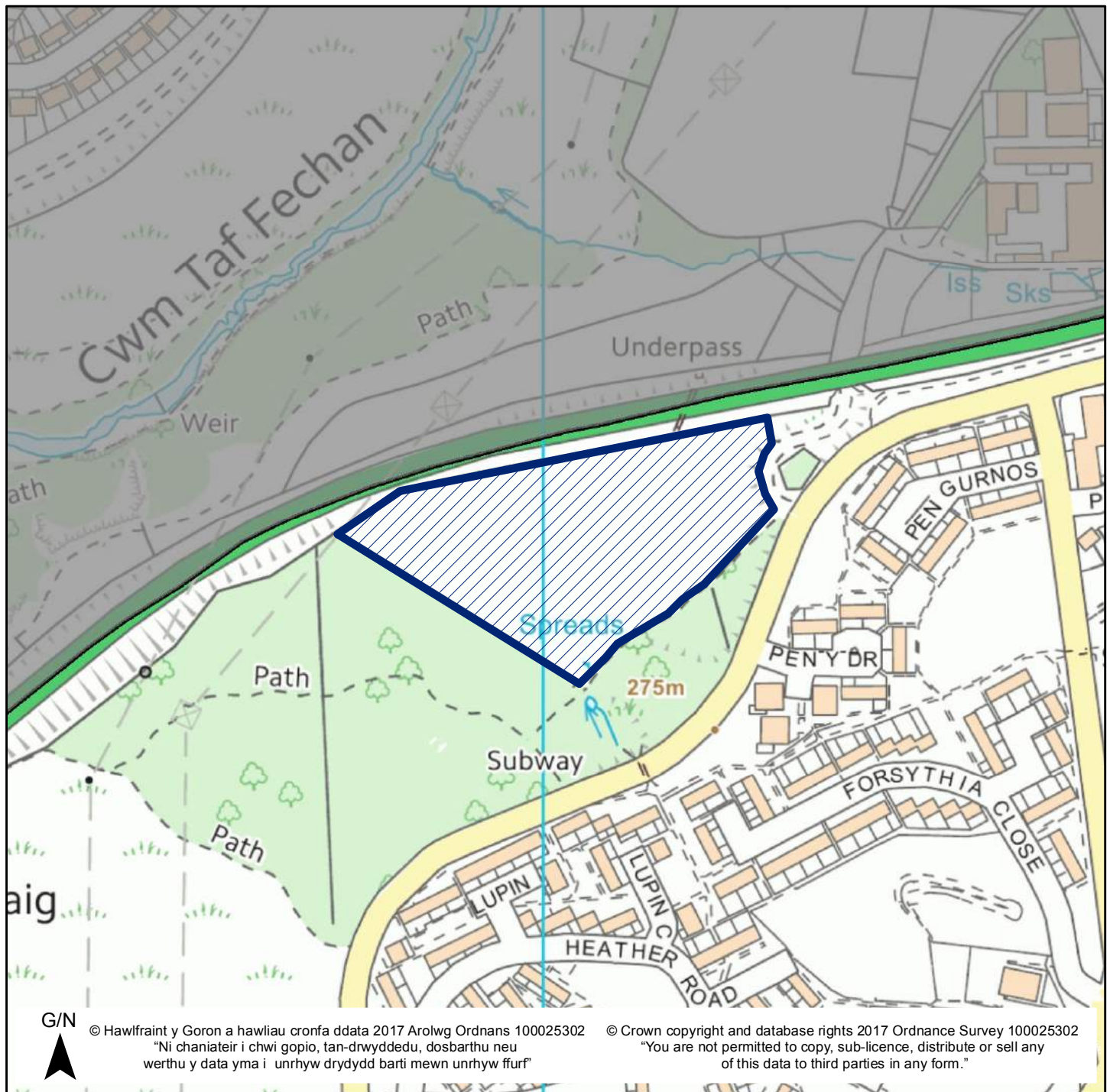
Site Name / Enw'r Safle Gurnos Farm

Ward / Ward Gurnos

Defnydd Cyfredol / Current Use Grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 304022 Gogleddiad / Northing 208442



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

## Candidate Site Sustainability Appraisal

**Site Ref.** 42  
**Site** Gurnos Farm  
**Ward** Gurnos  
**Current** Grazing  
**Proposed** Residential  
**Co-ords** 304022, 208442

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site option is located within reasonable walking distance (within 800m) of some of the local shops and hospital in the Gurnos. The majority of the site is within 800m of the schools (primary & secondary) in the Gurnos. Other services and facilities (such as a post-office, GP surgery & library) are located more than 800m away.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and opposite the existing dwellings of Gurnos. Development could support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably (LSOA W01001300 - Gurnos 2).
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	--	The site has been designated as an area of open space by the Open Space Strategy (OS_ID 12 Y-Graig Gurnos: Natural/Semi Natural Greenspace). Development would therefore result in a net loss of open space in an area of higher deprivation (LSOA W01001300 - Gurnos 2). Some sports pitches are within 400m of the site.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 2.3 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route or key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the potential number of new dwellings the site could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.



11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas. However, it is in close proximity to the Y Graig SINC. The Lower Taf Fechan SSSI is also in close proximity to the site, however it is separated from the site by the A465 trunk road. Development at the site has the potential for negative effects on sites designated as being of local importance, although as it is not within the SINC, there is potential for mitigation resulting in a residual neutral effect.
13	To minimise the demand for water and improve the water environment.	0	A small water-body is in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	0	The site option is not located within an area of flood risk. Parts of the site are located within an area at risk of surface water flooding (less susceptible). However, development could avoid this area, with the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the potential impact of development on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within or within close proximity to the site. A small number of non-designated heritage assets are in close proximity. Development at the site option will have no significant effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to the existing settlement of Gurnos. It is not within a draft SLA. However, the site is greenfield land and is in a prominent location. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 43 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 6.52

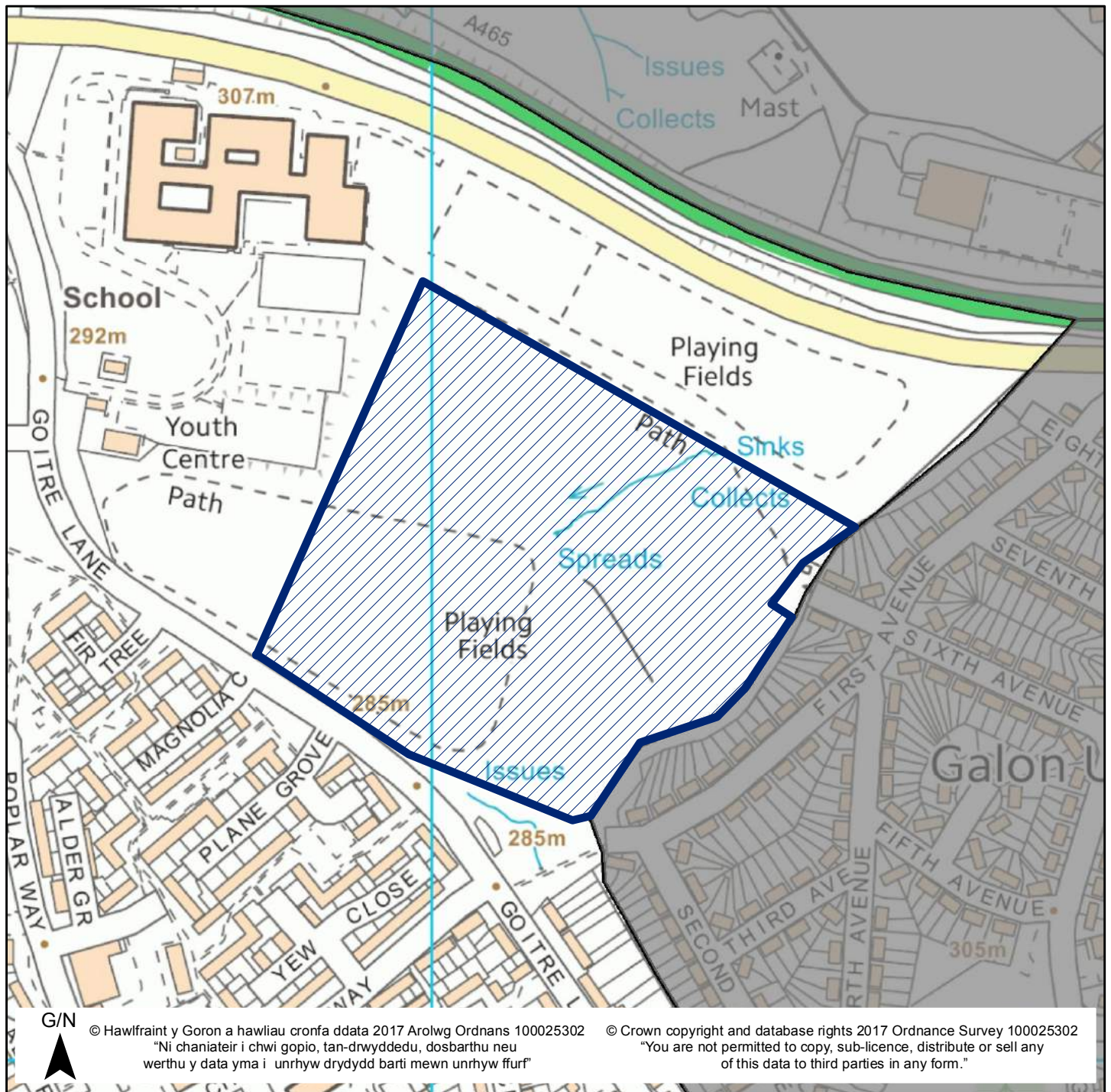
Site Name / Enw'r Safle Pen-y-dre

Ward / Ward Gurnos

Defnydd Cyfredol / Current Use Informal grazing

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305062 Gogleddiad / Northing 208299



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 43  
**Site** Pen-y-dre  
**Ward** Gurnos  
**Current** Informal grazing  
**Proposed** Residential  
**Co-ords** 305062, 208299

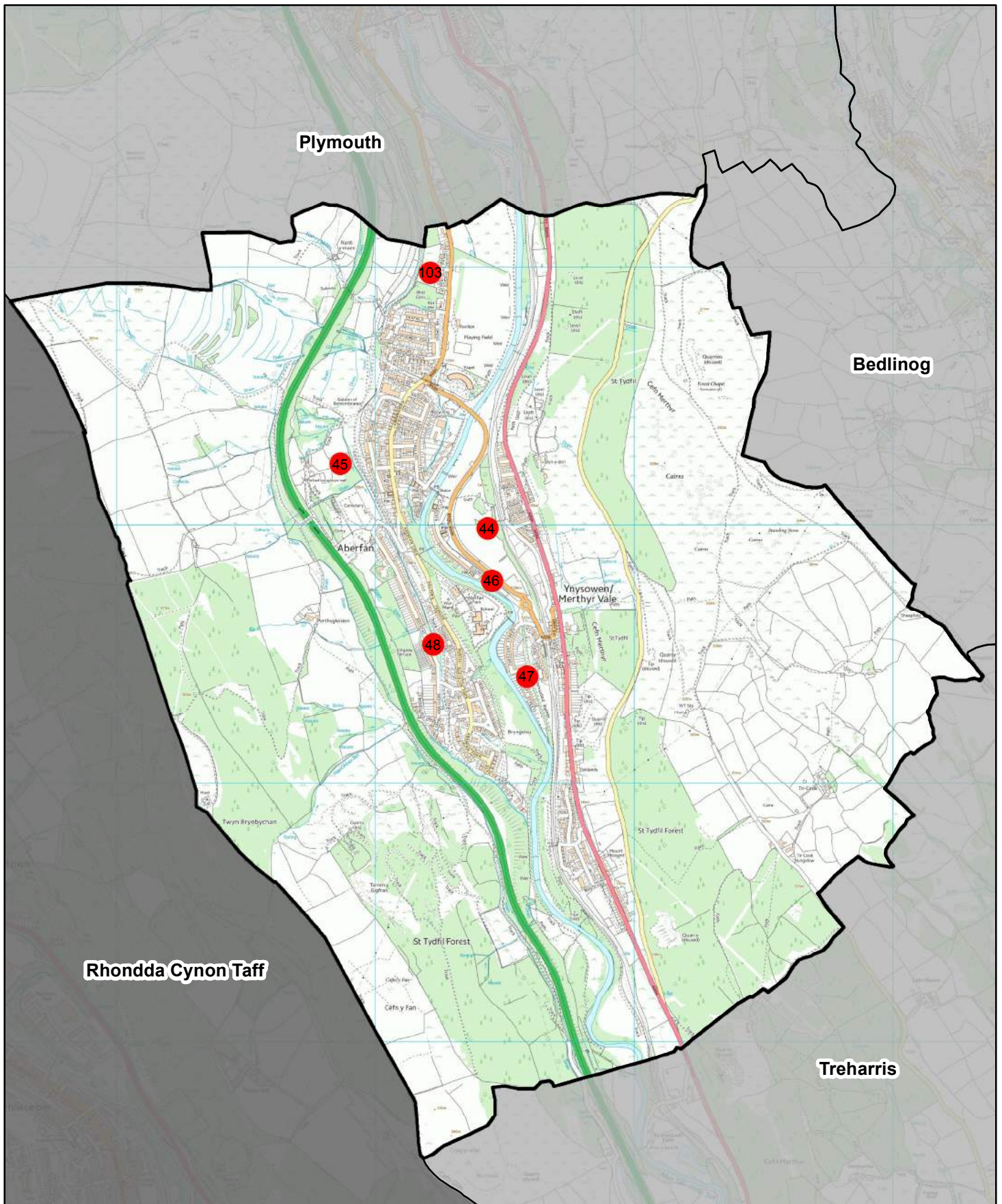
	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site option is located within reasonable walking distance (within 800m) of some of the local shops and hospital in the Gurnos. The site is within 800m of a secondary school, & the majority of the sit is within 800m of a prmary school. Other services and facilities (such as a GP surgery & library) are located more than 800m away.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and opposite the existing dwellings of Gurnos. Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably (LSOA W01001299 - Gurnos 1).
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space as identified by the OSS. Some sports facilities are located within 400m away (sports pitches). The site would also deliver new development in an area of higher deprivation (LSOA W01001299 - Gurnos 1).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 6.5 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route and key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site and the potential number of new dwellings the site could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas. It is in close proximity to the Bryniau SINC, however it is separated from the site by the A465 trunk road. Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity.
13	To minimise the demand for water and improve the water environment.	0	No water-bodies are in close proximity to the site or within it. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	0	The site option is not located within an area of flood risk. A very small part of the site is located within an area at risk of surface water flooding (less susceptible). However, development could avoid this area with the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated or non-designated heritage assets are within or within close proximity to the site. Development at the site option will have no significant effect.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to the existing settlement of Gurnos. It is not within a draft SLA. However, the site is greenfield land and is in a prominent location. As such, further assessment is considered necessary.



G/N



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# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 44 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 6.8

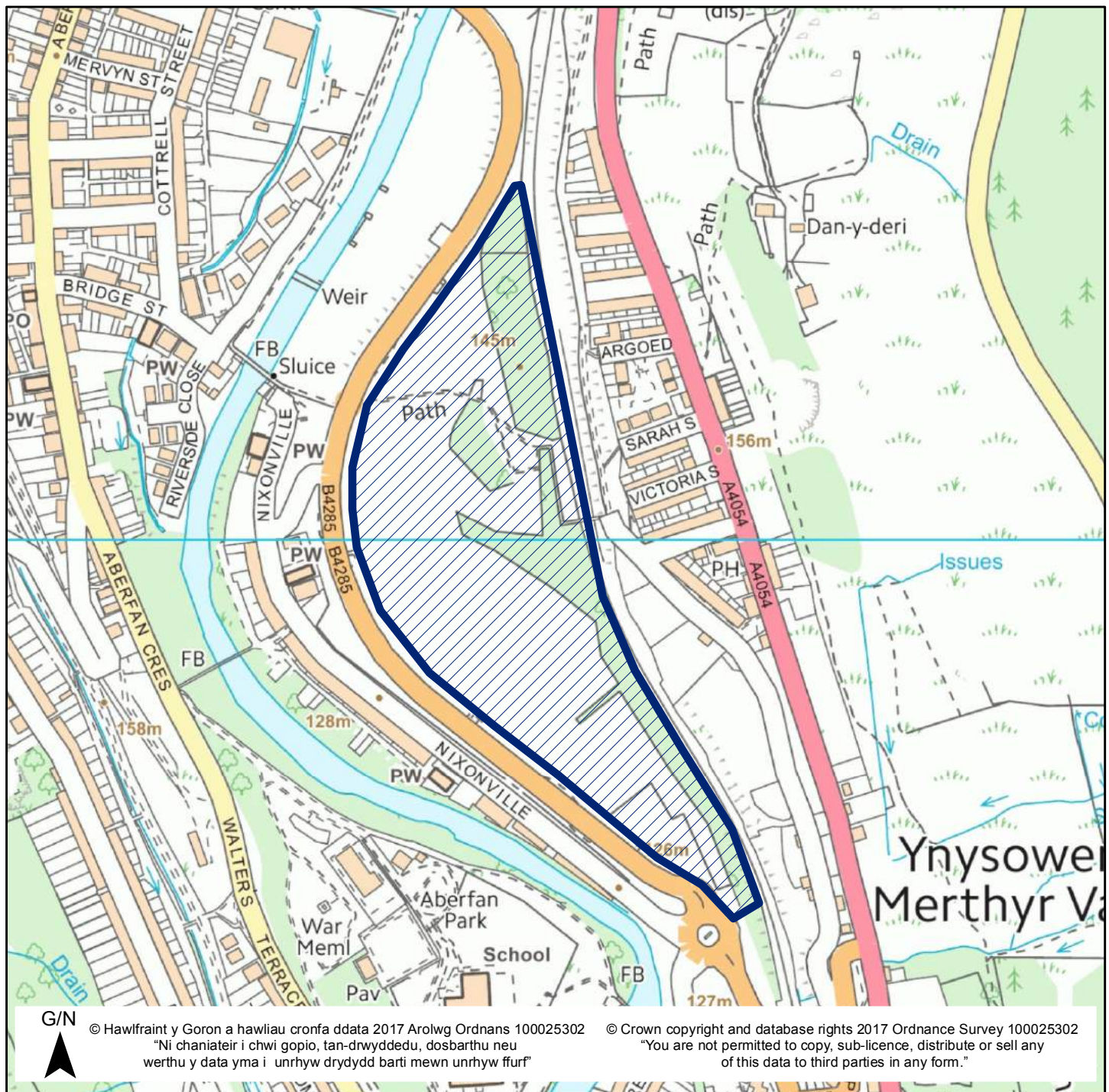
Site Name / Enw'r Safle Colliery Site, Merthyr Vale, Aberfan

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Reclaimed Site (Former Colliery/Pithead)

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 307434 Gogleddiad / Northing 199986



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 44  
**Site** Colliery Site, Merthyr Vale, Aberfan  
**Ward** Merthyr Vale  
**Current** Reclaimed Site (Former Colliery/Pithead)  
**Proposed** Residential  
**Co-ords** 307434, 199986

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site option is located within reasonable walking distance (within 800m) of the local shops, GP surgery, post office, community centre & schools in Aberfan & Merthyr Vale.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the existing settlements of Aberfan & Merthyr Vale. Development would support the character and identity of a community by enabling it to grow sustainably. The site is within an area experiencing multiple deprivation - LSOA W01001302: Merthyr Vale 1.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m. Part of the site would also deliver new development in an area of higher deprivation (LSOA W01001302: Merthyr Vale 1).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 6.8 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service and within 100m of an active travel route, and within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, and the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity. The area contains mature vegetation. Further assessments considered necessary.
13	To minimise the demand for water and improve the water environment.	?	The River Taff is in close proximity to the site. Given the size of the site, more detailed assessment is considered necessary.
14	To minimise the risk of flooding.	?	Parts of the site are currently located within an area of flood risk (C2), as well as being located within areas at risk of surface water flooding (less, intermediately and more susceptible). Flood defense infrastructure has been put in place. NRW are in the process of re-categorising this land in terms of flood risk.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	No designated heritage assets are located within the site although its potential impact on significant views from the Registered Aberfan Cemetary are uncertain. A small number of non-designated heritage assets are located in close proximity to the site, and one is located within the site. Further surveys are necessary to determine the effect.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Rhyd y Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within the existing settlement of Aberfan & Merthyr Vale. It is not within a draft SLA. However, the site is of a significant size and in a prominent location. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 45 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.09

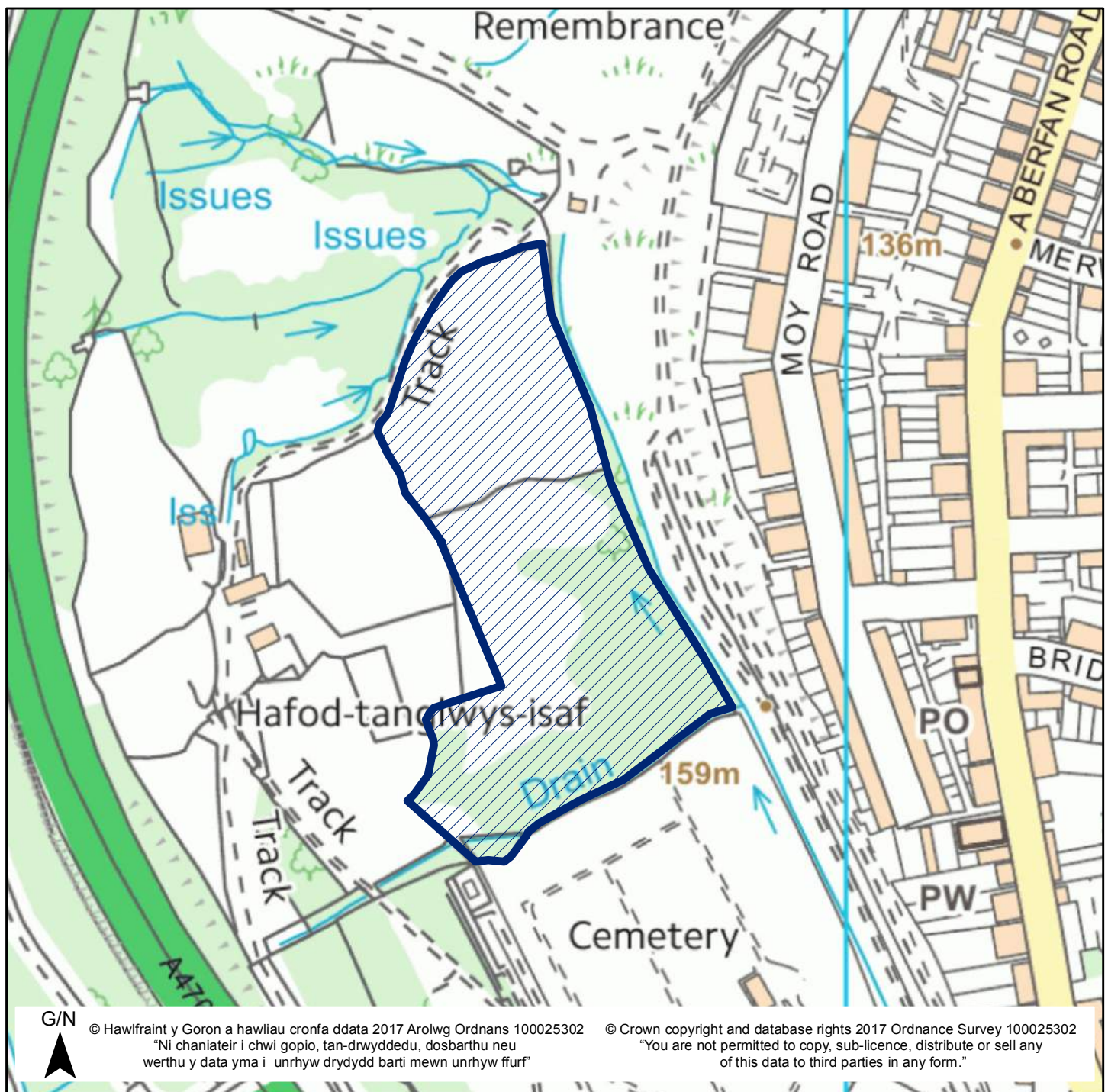
Site Name / Enw'r Safle Land at Hafod, Tanglwys

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Vacant/Woodland

Defnydd Arfaethedig / Proposed Use Cemetery

Dwyreiniad / Easting: 306865 Gogleddiad / Northing 200237



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 45  
**Site** Land at Hafod, Tanglwys  
**Ward** Merthyr Vale  
**Current** Vacant/Woodland  
**Proposed** Cemetery  
**Co-ords** 306865, 200237

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site option is located within reasonable walking distance (within 800m) of the local shops, GP surgery, post office, community centre & schools in Aberfan & Merthyr Vale.
2	To maintain and enhance community and settlement identities.	+	The site is located outside the existing settlement boundary. It is located adjacent to the existing Aberfan Cemetery site. The site is partially within an area experiencing multiple deprivation - LSOA W01001303: Merthyr Vale 2.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to some open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m. Part of the site would also deliver new development partly in an area of higher deprivation (LSOA W01001303: Merthyr Vale 2).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use of the site is as a Cemetery.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service and within 100m of an active travel route. It is not within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward. Utility providers have not indicated any major issues in relation to development in the County Borough. The proposed Cemetery use is not considered to cause a potential issue.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	Part of the site is located within the West of Aberfan SINC. The site also contains mature vegetation. Further assessments considered necessary. Development at the site option has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors as identified as SINC / Green Infrastructure.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within the site. A small water-body is within close proximity to the site. The site option is unlikely to lead to any significant effects on water quality, or that appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	0	No parts of the site are located within an area of flood risk. Small parts of the site are located within areas at risk of surface water flooding (less and intermediately susceptible). The site option is located partially within an area of flood risk, or at risk of surface water flooding in parts of the site. However, development could avoid this area with the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield, is partially within a sandstone safeguarding area and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	-	A small part of the site is within the Aberfan Cemetery Historic Park & Garden, and the remainder of the site is within the essential setting of the Historic Park & Garden. Additionally, 2 Listed Buildings are in close proximity to the site. Development has the potential for a residual negative effect on Listed Buildings and a Registered Historic Park and Garden and/ or their setting.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Rhyd y Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site is located outside the existing settlement boundary. It is not within a draft SLA. However, the site is of a significant size and in a prominent location. The site option has medium sensitivity in landscape terms and is located where the landscape or townscape character is well defined.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 46 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 12.03

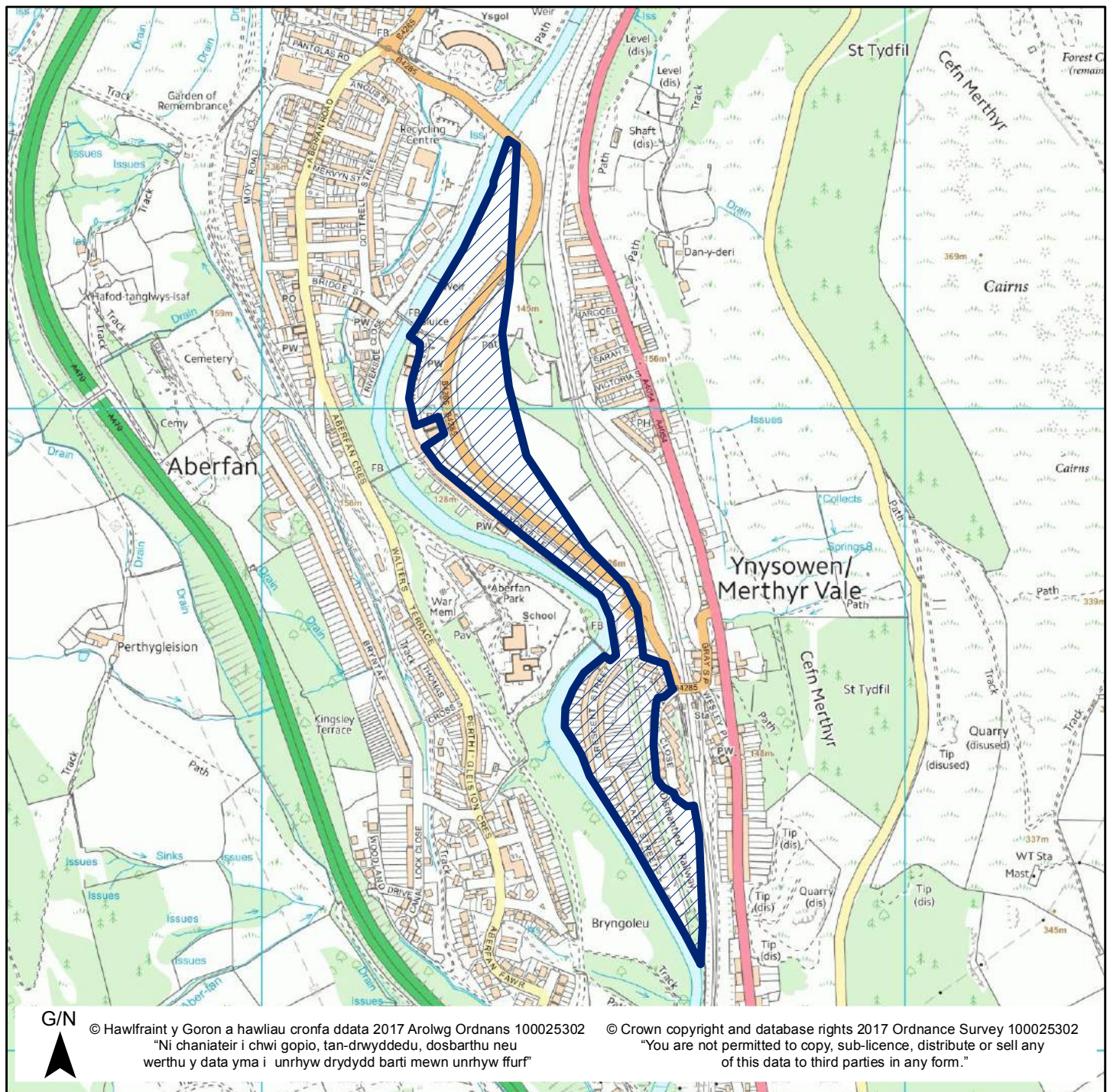
Site Name / Enw'r Safle Riverside

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Reclaimed colliery site/Residential/vacant land

Defnydd Arfaethedig / Proposed Use Residential/Mixed

Dwyreiniad / Easting: 307450 Gogleddiad / Northing 199786



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gwynweddig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017**

## Candidate Site Sustainability Appraisal

**Site Ref.** 46  
**Site** Riverside  
**Ward** Merthyr Vale  
**Current** Reclaimed colliery site/Residential/vacant land  
**Proposed** Residential/Mixed  
**Co-ords** 307450, 199786

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The majority of the site is located within reasonable walking distance (within 800m) of the local shops, GP surgery, post office, community centre & schools in Aberfan & Merthyr Vale.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the existing settlements of Aberfan & Merthyr Vale. Development would support the character and identity of a community by enabling it to grow sustainably. The site is within an area experiencing multiple deprivation - LSOA W01001302: Merthyr Vale 1.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m. Part of the site would also deliver new development in an area of higher deprivation (LSOA W01001302: Merthyr Vale 1.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The proposed use of the site is Residential/Mixed. The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 12 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service and within 100m of an active travel route, and the majority of the site is within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, and that it's proposed use is mixed, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The majority of the site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Development at the site is not likely to have negative effects on any nationally or locally designated biodiversity. It is in close proximity to SINC's and areas of TPO/Ancient woodland. The area contains mature vegetation. Further assessments considered necessary.
13	To minimise the demand for water and improve the water environment.	?	The River Taff is in close proximity to the site. Given the size of the site, more detailed assessment is considered necessary.
14	To minimise the risk of flooding.	?	Parts of the site are currently located within an area of flood risk (C2), as well as being located within areas at risk of surface water flooding (less, intermediately and more susceptible). Flood defense infrastructure has been put in place. NRW are in the process of re-categorising part of this land in terms of flood risk.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	No designated heritage assets are located within the site although its potential impact on significant views from the Registered Aberfan Cemetary are uncertain. A small number of non-designated heritage assets are located in close proximity to the site, and one is located within the site. Further surveys are necessary to determine the effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Rhyd y Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within the existing settlement of Aberfan & Merthyr Vale. It is not within a draft SLA. However, the site is of a significant size and in a prominent location. As such, further assessment is considered necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 47 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 4.44

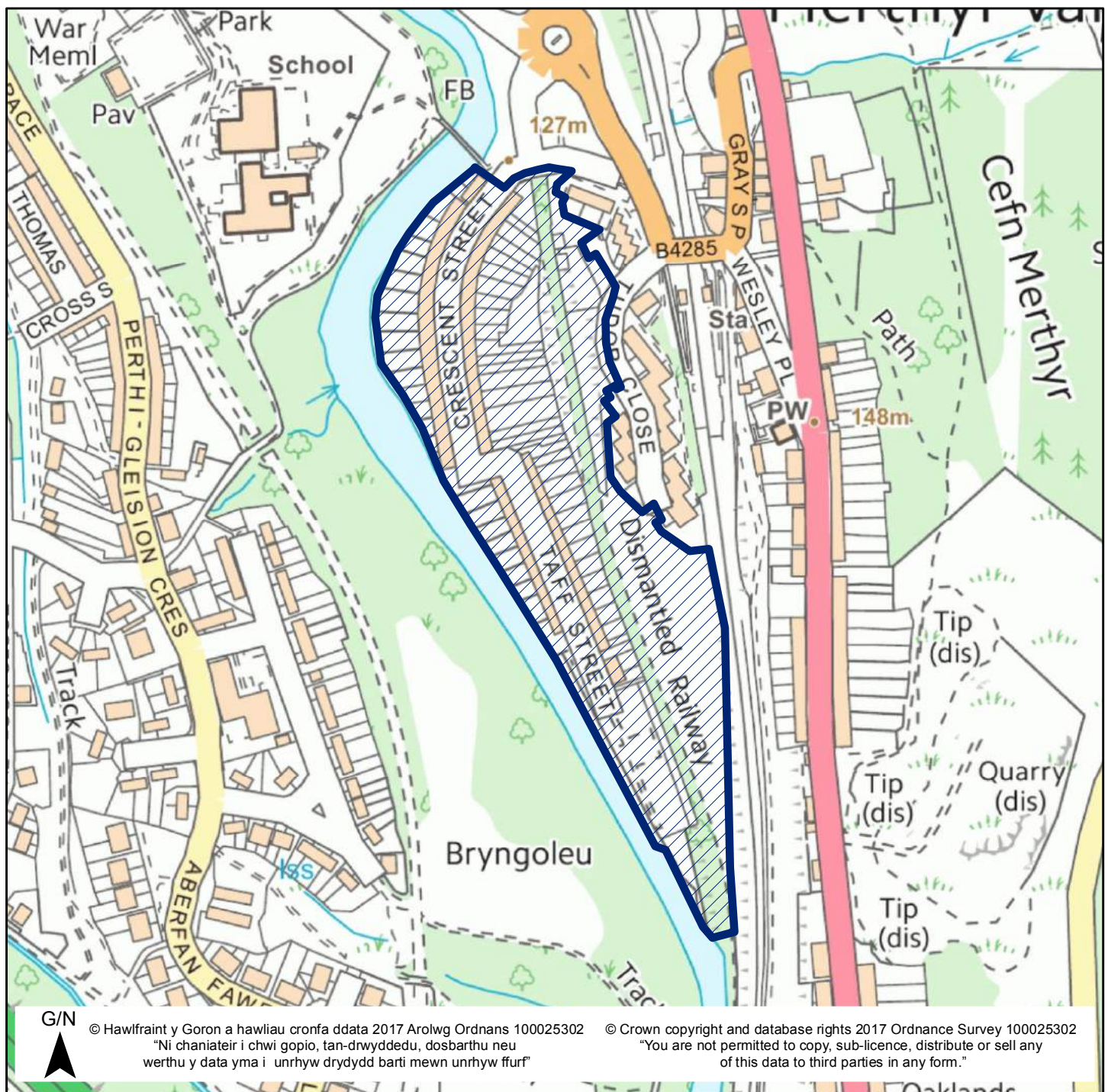
Site Name / Enw'r Safle Taff and Crescent Streets and Railway Sidings

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Residential/Vacant land

Defnydd Arfaethedig / Proposed Use Residential/Mixed

Dwyreiniad / Easting: 307587 Gogleddiad / Northing 199415



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).



## Candidate Site Sustainability Appraisal

**Site Ref.** 47  
**Site** Taff and Crescent Streets and Railway Sidings  
**Ward** Merthyr Vale  
**Current** Residential/Vacant land  
**Proposed** Residential/Mixed  
**Co-ords** 307587, 199415

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (within 800m) of the school & limited local shops in Merthyr Vale. Parts of the site are within 800m of a GP surgery, however the majority of the site is more distant from other key services and facilities.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the existing settlement of Merthyr Vale. Development would support the character and identity of a community by enabling it to grow sustainably. The site is within an area experiencing multiple deprivation - LSOA W01001302: Merthyr Vale 1 & LSOA W01001303: Merthyr Vale 2.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m. Part of the site would also deliver new development in an area of higher deprivation (LSOA W01001302: Merthyr Vale 1 & LSOA W01001303: Merthyr Vale 2).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The proposed use of the site is Residential/Mixed. The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 4.4 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service and within 100m of an active travel route, and the majority of the site is within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site, the potential number of new dwellings it could accommodate, and that it's proposed use is mixed, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The majority of the site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity. It is in close proximity to SINCs and areas of TPO/Ancient woodland. The area contains mature vegetation. Further assessments considered necessary.
13	To minimise the demand for water and improve the water environment.	?	The River Taff is in close proximity to the site. Given the size of the site, more detailed assessment is considered necessary.
14	To minimise the risk of flooding.	--	The site option is located predominantly within an area of flood risk and is at risk of surface water flooding. No clear opportunities for mitigation and there are no flood defence infrastructure works programmed.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is mainly brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are located within the site. A small number of non-designated heritage assets are located in close proximity to the site. Development at the site option will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Rhyd y Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within the existing settlement of Aberfan & Merthyr Vale. It is not within a draft SLA. However, the site is of a significant size and contains mature vegetation. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 48 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.34

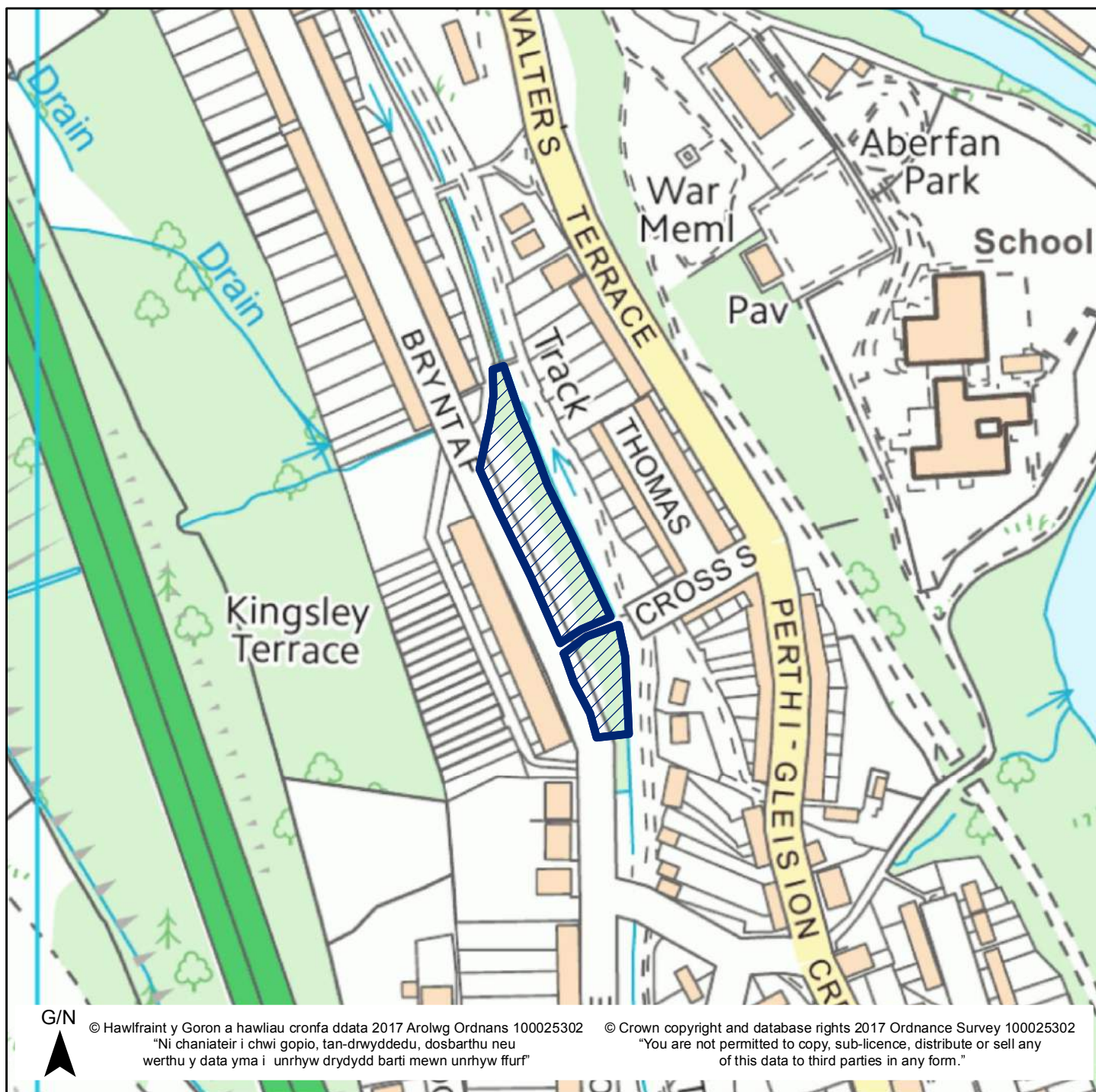
Site Name / Enw'r Safle Land opposite Kingsley Terrace, Aberfan

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 307224 Gogleddiad / Northing 199538



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 48  
**Site** Land opposite Kingsley Terrace, Aberfan  
**Ward** Merthyr Vale  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 307224, 199538

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site option is located within reasonable walking distance (within 800m) of the school & local shops in Aberfan. Parts of the site are within 800m of a post office.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within the existing settlement of Aberfan. Development would support the character and identity of a community by enabling it to grow sustainably. The site is within an area experiencing multiple deprivation - LSOA W01001302: Merthyr Vale 1.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m. Part of the site would also deliver new development in an area of higher deprivation (LSOA W01001302: Merthyr Vale 1.



5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.3 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is within reasonable walking distance to bus stops (400m) with a frequent service and is within 800m of a train station. The site is not within 100m of an active travel route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the modest size of the site, it is not considered that any issues would arise in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity. It is in close proximity to the West of Aberfan SINC and areas of TPO/Ancient woodland. The area contains mature vegetation. Further assessments considered necessary.
13	To minimise the demand for water and improve the water environment.	?	No water-courses or water-bodies are within or in close proximity to the site. Given the modest size of the site, it is unlikely to lead to any significant effects on water quality.
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated or non-designated heritage assets are located within the site or in close proximity to the site. Development at the site option will have no significant effect. Mitigation measures could reduce negative effects with the potential for a residual neutral effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Rhyd y Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within the existing settlement of Aberfan. It is not within a draft SLA. However, the site contains mature vegetation. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 103 Pwynt Cyfeirnod / Ref Point

Maint y Safle (Ha) / Site Size (Ha) 2.6

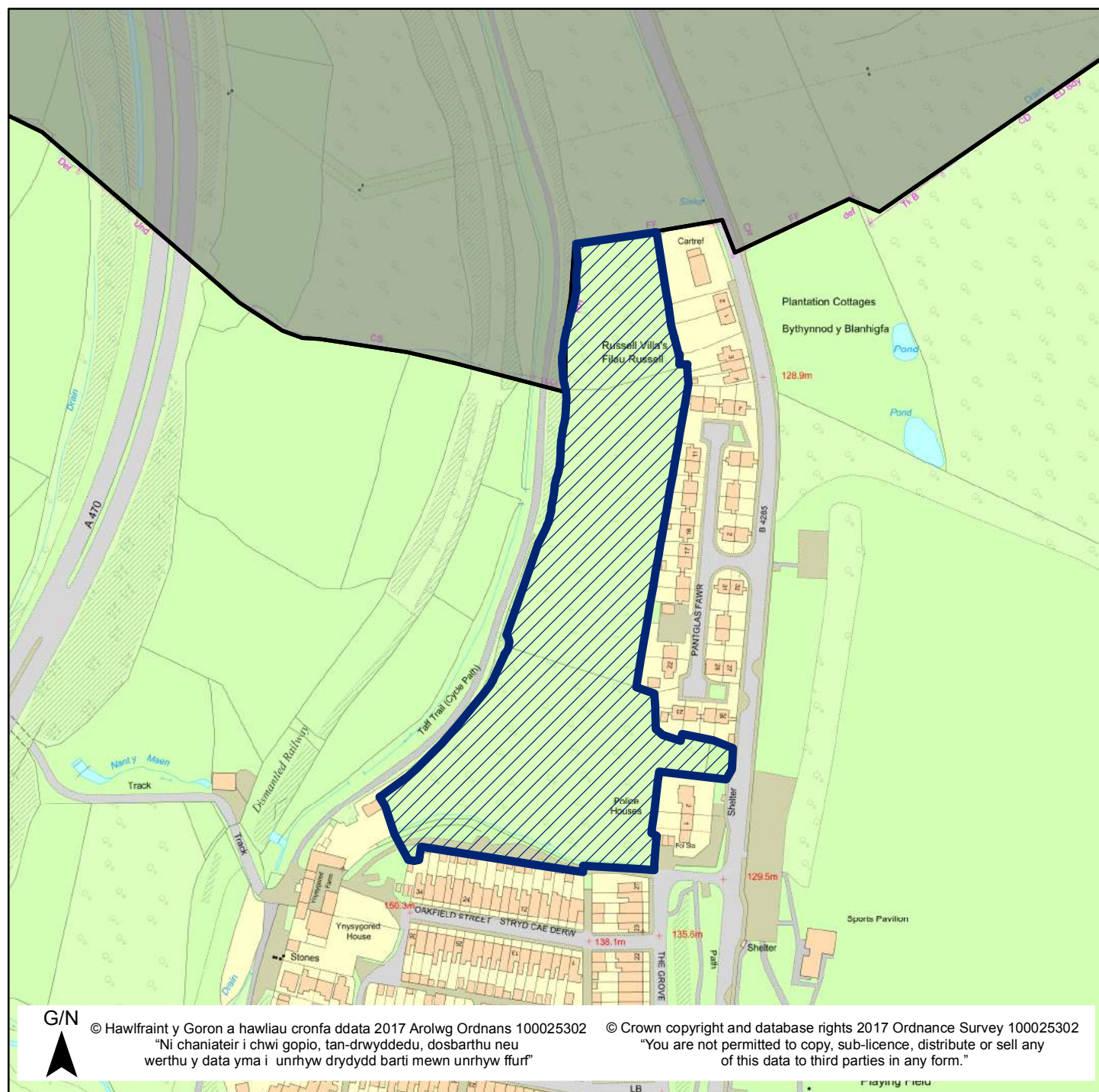
Site Name / Enw'r Safle Land at Oakfield Street, Aberfan

Ward / Ward Merthyr Vale

Defnydd Cyfredol / Current Use Former Allotment

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 307206 Gogleddiad / Northing 200997



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 103  
**Site** Land at Oakfield Street, Aberfan  
**Ward** Merthyr Vale  
**Current**  
**Proposed** Residential  
**Co-ords** 307206, 200997

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is within 800m of the local schools, community centre, services & facilities at Aberfan.
2	To maintain and enhance community and settlement identities.	-	The site is located adjacent to the existing settlement of Aberfan, however approximately two thirds of the site is located outside the existing settlement boundary. Given the large size of the site, development has the potential to result in a significant change in the character of the community
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and parts of the site are within 400m of some sports facilities. The Taff Trail runs adjacent to the site. Other sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 2.6 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Taff Trail). The site is within reasonable distance (400m) of a bus stop with a frequent service. The site is not within reasonable distance (800m) of a train station.



9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the large size of the site, the potential number of new dwellings it could accommodate, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	The site is partially within an area of TPO/Ancient Woodland, & within the Glamorganshire Canal SINC. The site also contains mature vegetation. Development at the site option has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors as identified as SINC / Green Infrastructure.
13	To minimise the demand for water and improve the water environment.	?	A small water-body is in close proximity to the site. Given the large size of the site further detailed assessment work should be carried out.

14	To minimise the risk of flooding.	?	Parts of the site are within C1 & B flood zones. Part of the site is within an area at risk at surface water flooding (low susceptibility). More detailed lower level surveys and assessments should be carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within or in close proximity to the site. One non-designated asset is in close proximity. Development at the site option will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-y-grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site option has medium sensitivity in landscape terms & is located where the landscape or townscape character is well defined.

[illegible]



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 49 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.51

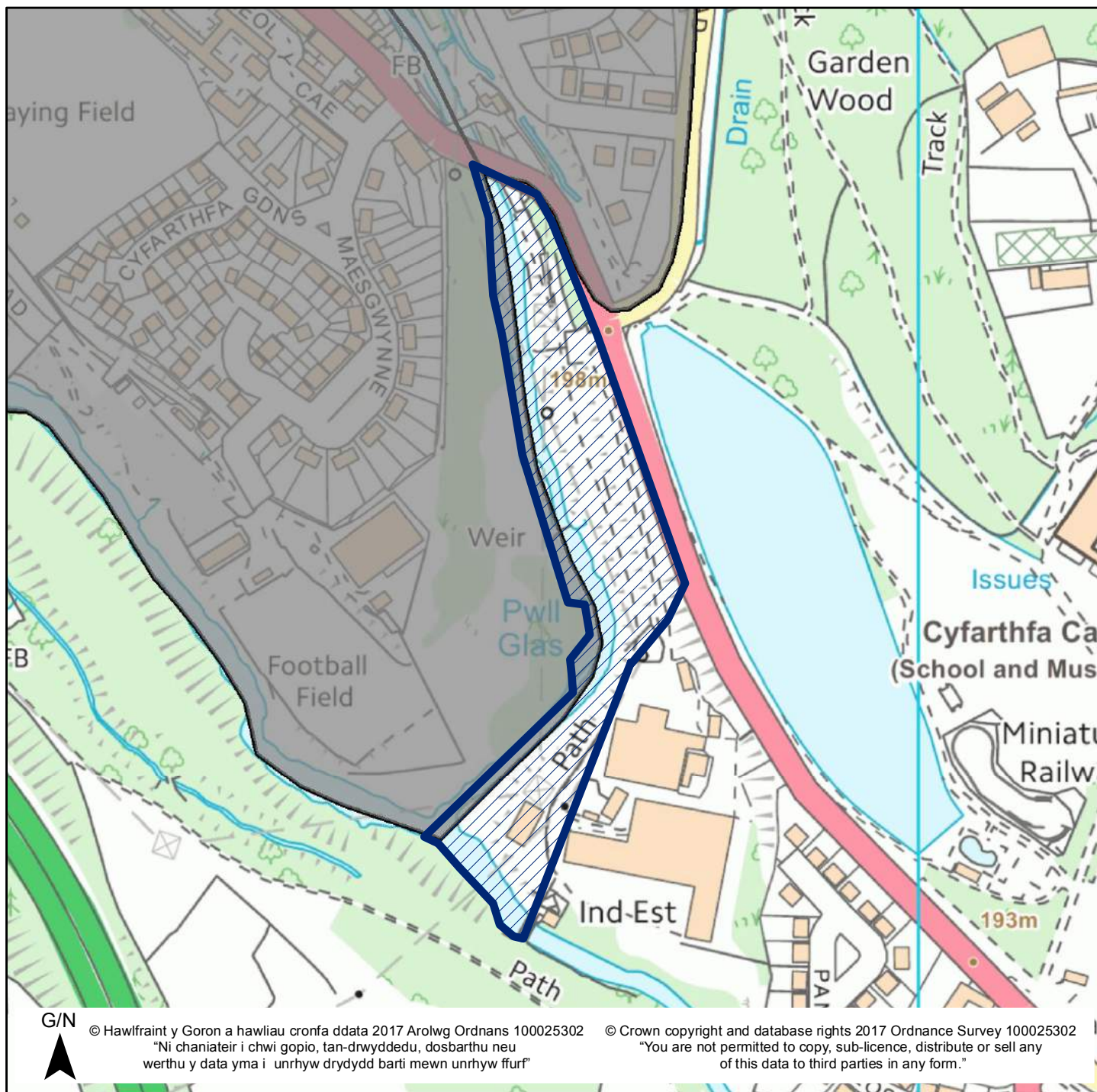
Site Name / Enw'r Safle Cyfarthfa Heritage Area Site 1

Ward / Ward Park

Defnydd Cyfredol / Current Use River/River Bank/Tourism/Leisure

Defnydd Arfaethedig / Proposed Use Protected as part of the Cyfarthfa Heritage Area

Dwyreiniad / Easting: 303785 Gogleddiad / Northing 207363



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 49  
**Site** Cyfarthfa Heritage Area Site 1  
**Ward** Park  
**Current** River/River Bank/Tourism/Leisure  
**Proposed** Protected as part of the Cyfarthfa Heritage Area  
**Co-ords** 303785, 207363

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	Parts of the site are located within reasonable walking distance (within 800m) of the schools & limited local shops in Cefn Coed & Brecon Road. Parts of the site are within 800m of a post office. Other services are more than 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and close to the settlement of Cefn Coed & within the Cyfarthfa Heritage Area.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	Site is proposed to be protected as part of the Cyfarthfa Heritage Area and so will not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is within reasonable walking distance to bus stops (400m) with a frequent service and within 100m of an active travel route and offers the potential to enhance the sustainable travel network.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new development within the County Borough. Given the proposed use of the site, it is not considered that any issues would arise in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.



11	To minimise the contribution to climate change whilst maximising resilience to it.	?	The majority of the site is greenfield, however the proposed use is the protection of the site as part of the Cyfarthfa Heritage Area.
12	To maintain and enhance biodiversity and ecosystem connectivity.	+	The proposed use of the site is as a protected part of the Cyfarthfa Heritage Area which is compatible with the ecological interests of the site. The majority of the site is within the Cwm Taf Fechan SINCC. The site is adjacent to areas of TPO/Ancient woodland and is close to the Lower Taf Fechan SSSI.
13	To minimise the demand for water and improve the water environment.	0	The Cwm Taf Fechan flows through the site, as does part of the main River Taff. The proposed use, protecting the site as part of the Cyfarthfa Heritage Area, is likely to have a neutral impact.
14	To minimise the risk of flooding.	0	Parts of the site are located within a C2 flood zone and within areas at risk of surface water flooding (less, intermediately & more susceptible). However, the proposed use of the site is as a protected part of the Cyfarthfa Heritage Area and so a neutral impact is likely.
15	To protect and conserve soil and safeguard mineral resources.	?	The majority of the site is greenfield, however the proposed use is the protection of the site as part of the Cyfarthfa Heritage Area.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The site is located within the Cyfarthfa Heritage Area and adjacent to Cyfarthfa Park. The proposed use of the site is as a protected part of the Cyfarthfa Heritage Area, which would complement this designation.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Protection of the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. It is not within a draft SLA. The site also contains mature vegetation which would be protected as the proposed use of the site is for protection as part of the Cyfarthfa Heritage Area.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 50 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.48

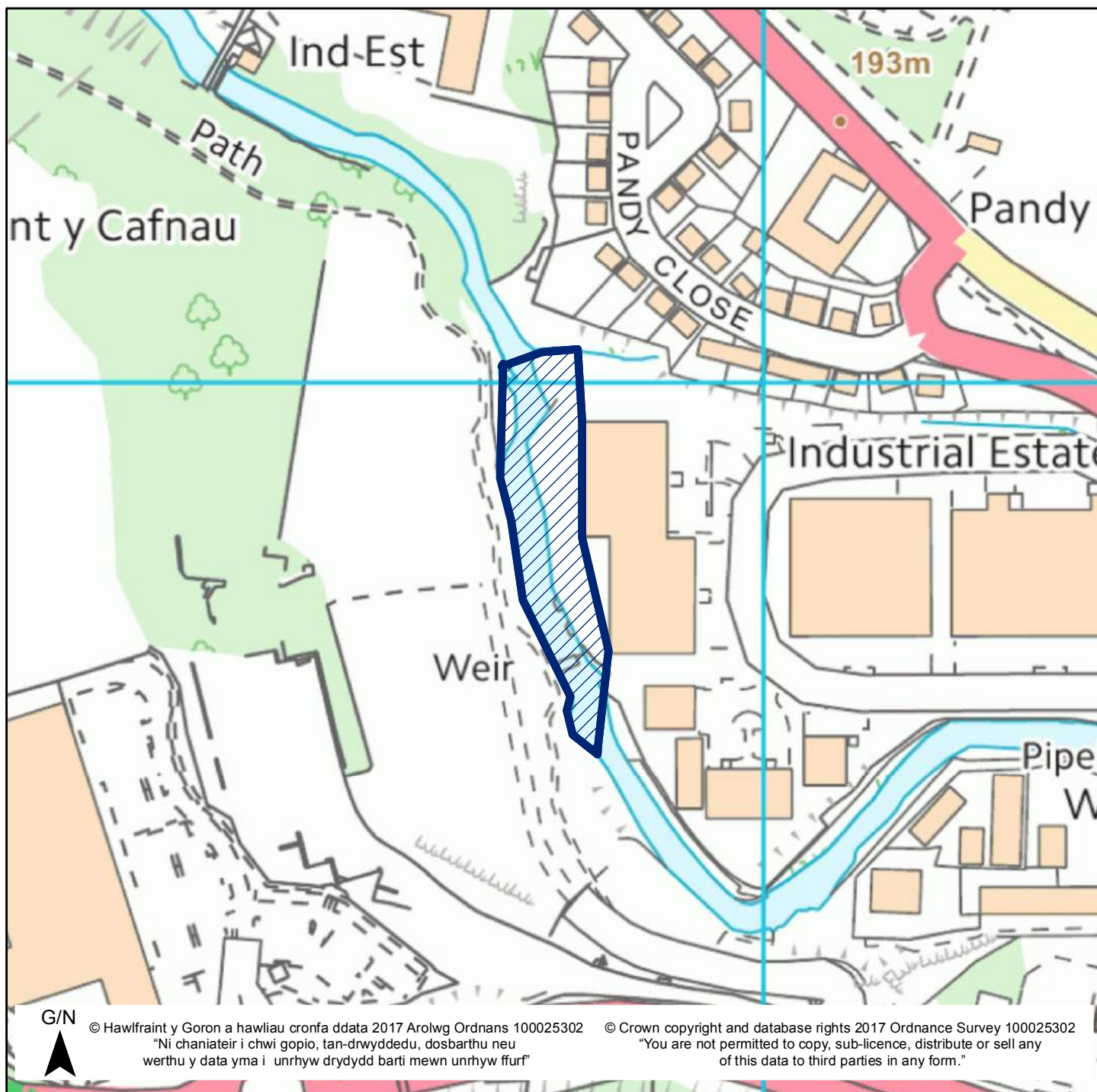
Site Name / Enw'r Safle Cyfarthfa Heritage Area Site 2

Ward / Ward Park

Defnydd Cyfredol / Current Use River/River bank

Defnydd Arfaethedig / Proposed Use Protected as part of the Cyfarthfa Heritage Area

Dwyreiniad / Easting: 303909 Gogleddiad / Northing 206938



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 50  
**Site** Cyfarthfa Heritage Area Site 2  
**Ward** Park  
**Current** River/River Bank/Tourism/Leisure  
**Proposed** Protected as part of the Cyfarthfa Heritage Area  
**Co-ords** 303909, 206938

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	Parts of the site are located within reasonable walking distance (within 800m) of the school & limited local shops at Brecon Road, Cyfarthfa Retail Park & Keir Hardie Health Park.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and close to the settlement of Brecon Road & within the Cyfarthfa Heritage Area.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	Site is proposed to be protected as part of the Cyfarthfa Heritage Area and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is within reasonable walking distance to bus stops (400m) with a frequent service and within 100m of an active travel route. The site offers the potential to enhance the sustainable travel network.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new development within the County Borough. Given the proposed use of the site, it is not considered that any issues would arise in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	?	The majority of the site is greenfield, however the proposed use is the protection of the site as part of the Cyfarthfa Heritage Area.
12	To maintain and enhance biodiversity and ecosystem connectivity.	+	The proposed use of the site is as a protected part of the Cyfarthfa Heritage Area which is compatible with the ecological interests of the site. The majority of the site is within the Cwm Taf Fechan SINCC. The site is adjacent to areas of TPO/Ancient woodland and is close to the Lower Taf Fechan SSSI.
13	To minimise the demand for water and improve the water environment.	0	The River Taff flows through the site. The proposed use, protecting the site as part of the Cyfarthfa Heritage Area, is likely to have a neutral impact.
14	To minimise the risk of flooding.	0	The site is located with a C2 flood zone and within areas at risk of surface water flooding (less, intermediately & more susceptible). However, the proposed use of the site is as a protected part of the Cyfarthfa Heritage Area and so a neutral impact is likely.
15	To protect and conserve soil and safeguard mineral resources.	?	The majority of the site is greenfield, however the proposed use is the protection of the site as part of the Cyfarthfa Heritage Area.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The site is located within the Cyfarthfa Heritage Area and adjacent to Cyfarthfa Park. The proposed use of the site is as a protected part of the Cyfarthfa Heritage Area, which would complement this designation.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Protection of the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. It is not within a draft SLA. The site also contains mature vegetation which would be protected as the proposed use of the site is for protection as part of the Cyfarthfa Heritage Area.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 51 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.53

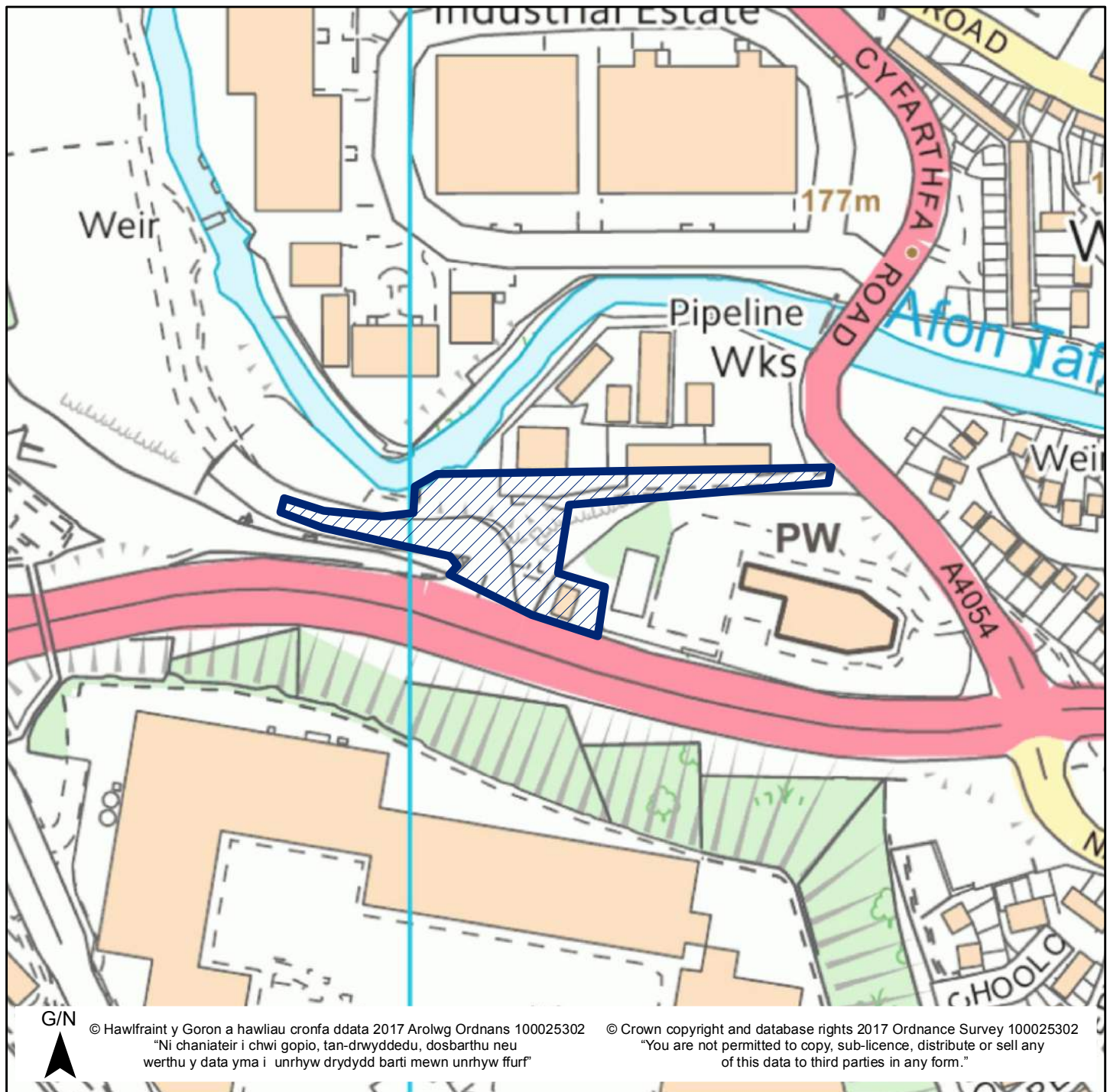
Site Name / Enw'r Safle Cyfarthfa Heritage Area Site 3

Ward / Ward Park

Defnydd Cyfredol / Current Use Core Highway/Wood/Grass land/Residential

Defnydd Arfaethedig / Proposed Use Protected as part of the Cyfarthfa Heritage Area

Dwyreiniad / Easting: 304053 Gogleddiad / Northing 206746



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 51  
**Site** Cyfarthfa Heritage Area Site 3  
**Ward** Park  
**Current** Core Highway/Wood/Grass land/Residential  
**Proposed** Protected as part of the Cyfarthfa Heritage Area  
**Co-ords** 304053, 206746

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	Parts of the site are located within reasonable walking distance (within 800m) of the school & limited local shops at Brecon Road, Cyfarthfa Retail Park & Keir Hardie Health Park.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, close to Brecon Road & is partly within the Cyfarthfa Heritage Area.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	Site is proposed to be protected as part of the Cyfarthfa Heritage Area and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is within reasonable walking distance to bus stops (400m) with a frequent service and within 100m of an active travel route. The site offers the potential to enhance the sustainable travel network.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new development within the County Borough. Given the proposed use of the site, it is not considered that any issues would arise in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	?	The majority of the site is greenfield, however the proposed use is the protection of the site as part of the Cyfarthfa Heritage Area.
12	To maintain and enhance biodiversity and ecosystem connectivity.	+	The proposed use of the site is as a protected part of the Cyfarthfa Heritage Area which is compatible with the ecological interests of the site. Part of the site is within the Cwm Taf Fechan SINC.
13	To minimise the demand for water and improve the water environment.	0	The River Taff flows through the site. The proposed use, protecting the site as part of the Cyfarthfa Heritage Area, is likely to have a neutral impact.
14	To minimise the risk of flooding.	0	The site is located with a C2 flood zone and within areas at risk of surface water flooding (less, intermediately & more susceptible). However, the proposed use of the site is as a protected part of the Cyfarthfa Heritage Area and so a neutral impact is likely.
15	To protect and conserve soil and safeguard mineral resources.	?	Parts of the site are greenfield and there is no clear mitigation for the impact on soil. However, the proposed use of the site is as a protected part of the Cyfarthfa Heritage Area.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The site is located within the Cyfarthfa Heritage Area and adjacent to Cyfarthfa Park. The proposed use of the site is as a protected part of the Cyfarthfa Heritage Area, which would complement this designation.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Protection of the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. It is not within a draft SLA. The site also contains mature vegetation which would be protected as the proposed use of the site is for protection as part of the Cyfarthfa Heritage Area.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 52 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.12

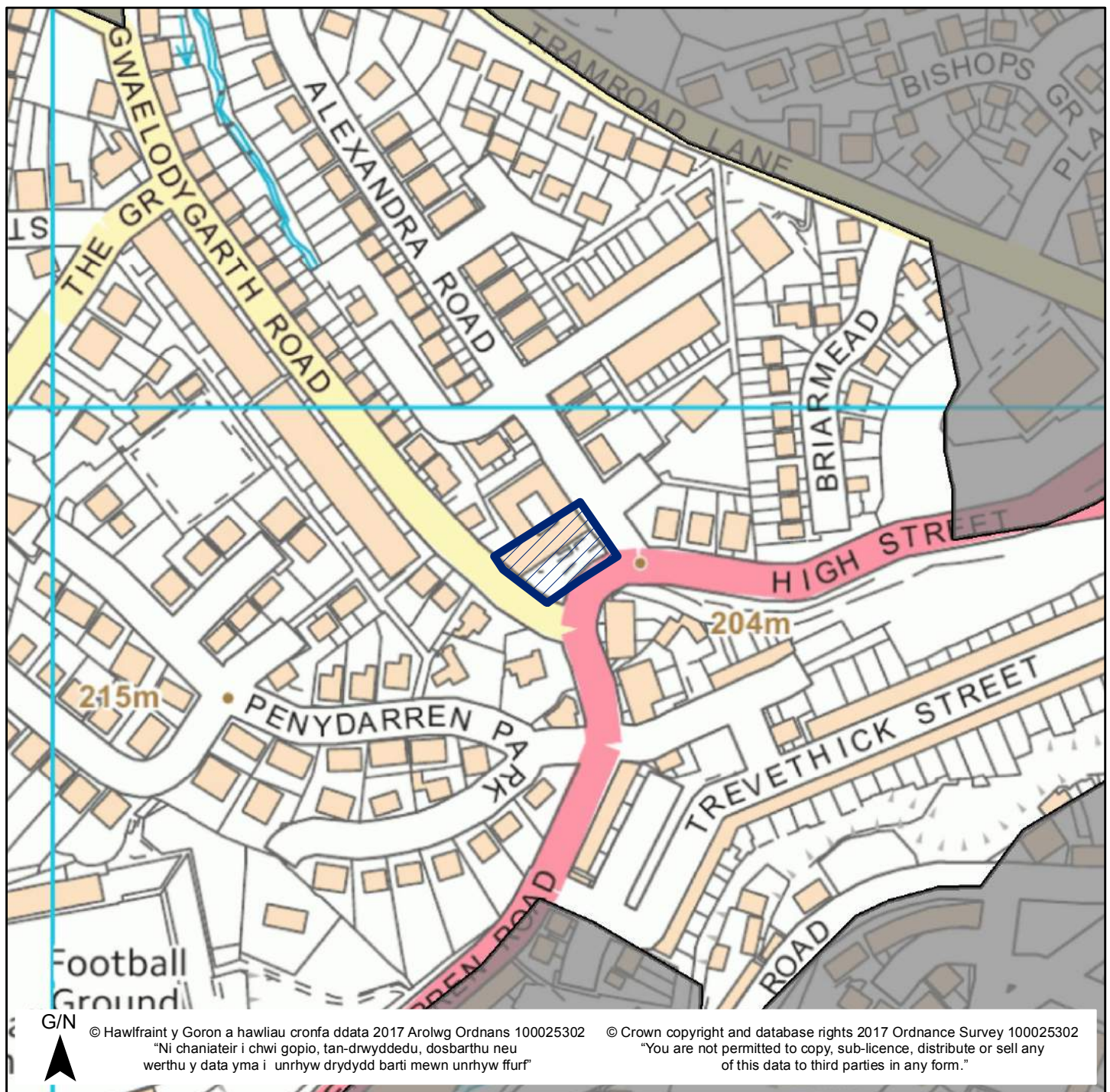
Site Name / Enw'r Safle Former Merthyr Care Home, Penydarren Road

Ward / Ward Park

Defnydd Cyfredol / Current Use Vacant Building

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305218 Gogleddiad / Northing 206936



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 52  
**Site** Former Merthyr Care Home, Penydarren Road  
**Ward** Park  
**Current** Vacant building  
**Proposed** Residential  
**Co-ords** 305218, 206936

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is located within reasonable walking distance (within 800m) of all services & facilities including primary & secondary schools & Merthyr Tydfil Town Centre.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and adjacent to the existing dwellings of Gwaelodygarth. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Some sports facilities are also located within 400m.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.12 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route and key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	No SINC's are in close proximity to the site. Developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within the site or in close proximity to it.
14	To minimise the risk of flooding.	?	The site option is located within an area at risk of surface water flooding (less & intermediately susceptible). More detailed assessment required to determine whether mitigation is achievable.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The building is within, and contributes to, the character of the Town Centre Conservation Area. No designated heritage assets are located within the site. A small number (4) of non-designated heritage assets are located within close proximity to the site.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	Development would improve a building which has been vacant for a significant period of time that is currently having a minor negative effect on the landscape/ townscape.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 53 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.09

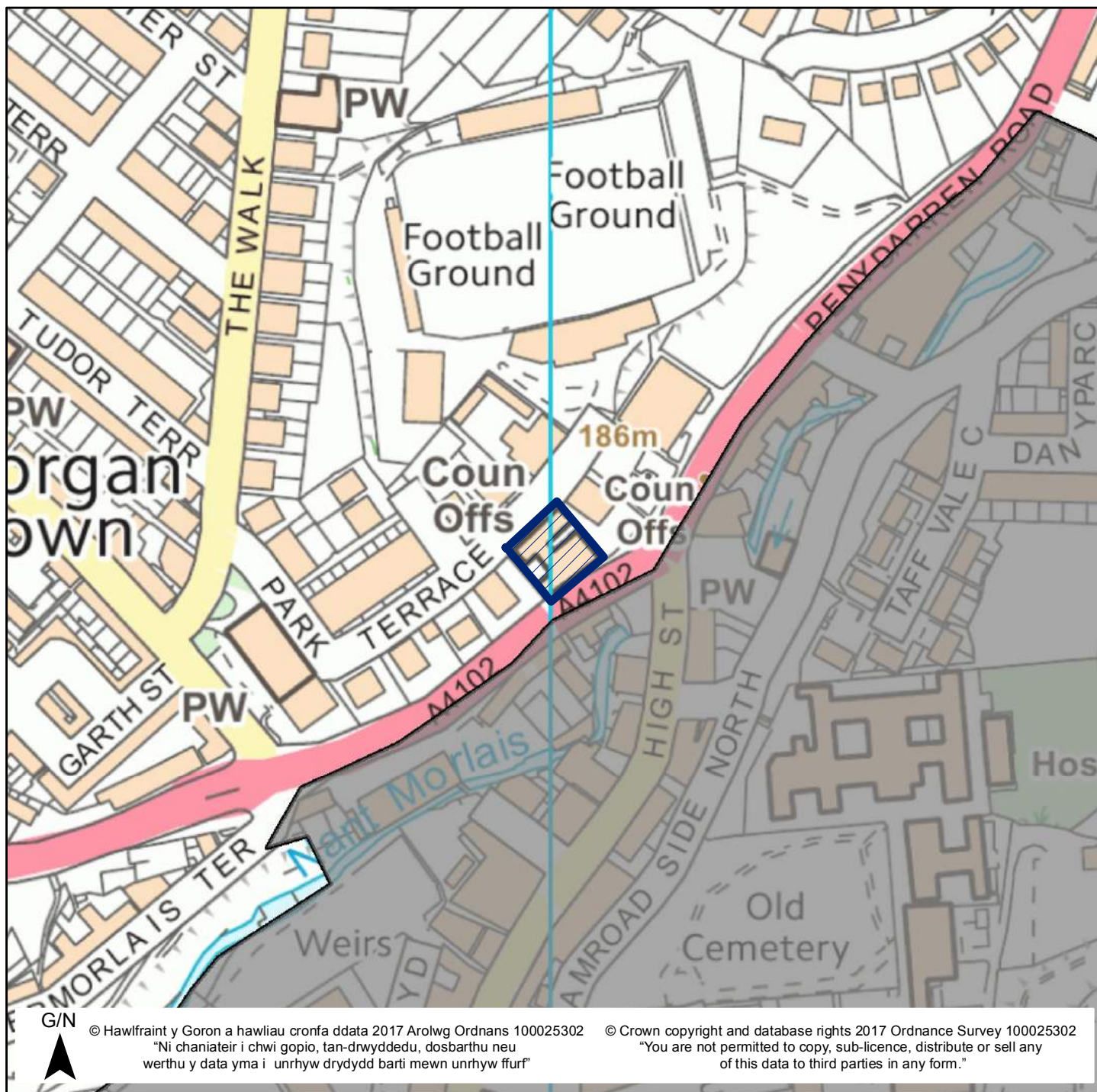
Site Name / Enw'r Safle YMCA, Penydarren Road, Pontmorlais

Ward / Ward Park

Defnydd Cyfredol / Current Use Vacant Building

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305001 Gogleddiad / Northing 206596



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 53  
**Site** YMCA, Penydarren Road, Pontmorlais  
**Ward** Park  
**Current** Vacant building  
**Proposed** Residential  
**Co-ords** 305001, 206596

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site option is located within reasonable walking distance (within 800m) of all services & facilities including primary & secondary schools & Merthyr Tydfil Town Centre.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and adjacent to the existing dwellings of Pontmorlais. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Some sports facilities are also located within 400m.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.1 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is not within 100m of an active travel route and key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	No SINC's are in close proximity to the site. Developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-bodies are within the site or in close proximity to it. A water-course is within 30m of the site. Given the small size of the site, it is unlikely to lead to any significant effects on water quality.
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The building is listed, and the site is located within the Town Centre Conservation Area. Development at the site option has the potential for minor positive effects as it may secure an appropriate new use for a vacant Listed Building in a Conservation Area.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	++	Development would improve a building which has been vacant for a significant period of time that is currently having a major negative effect on the landscape/ townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 54 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 9.83

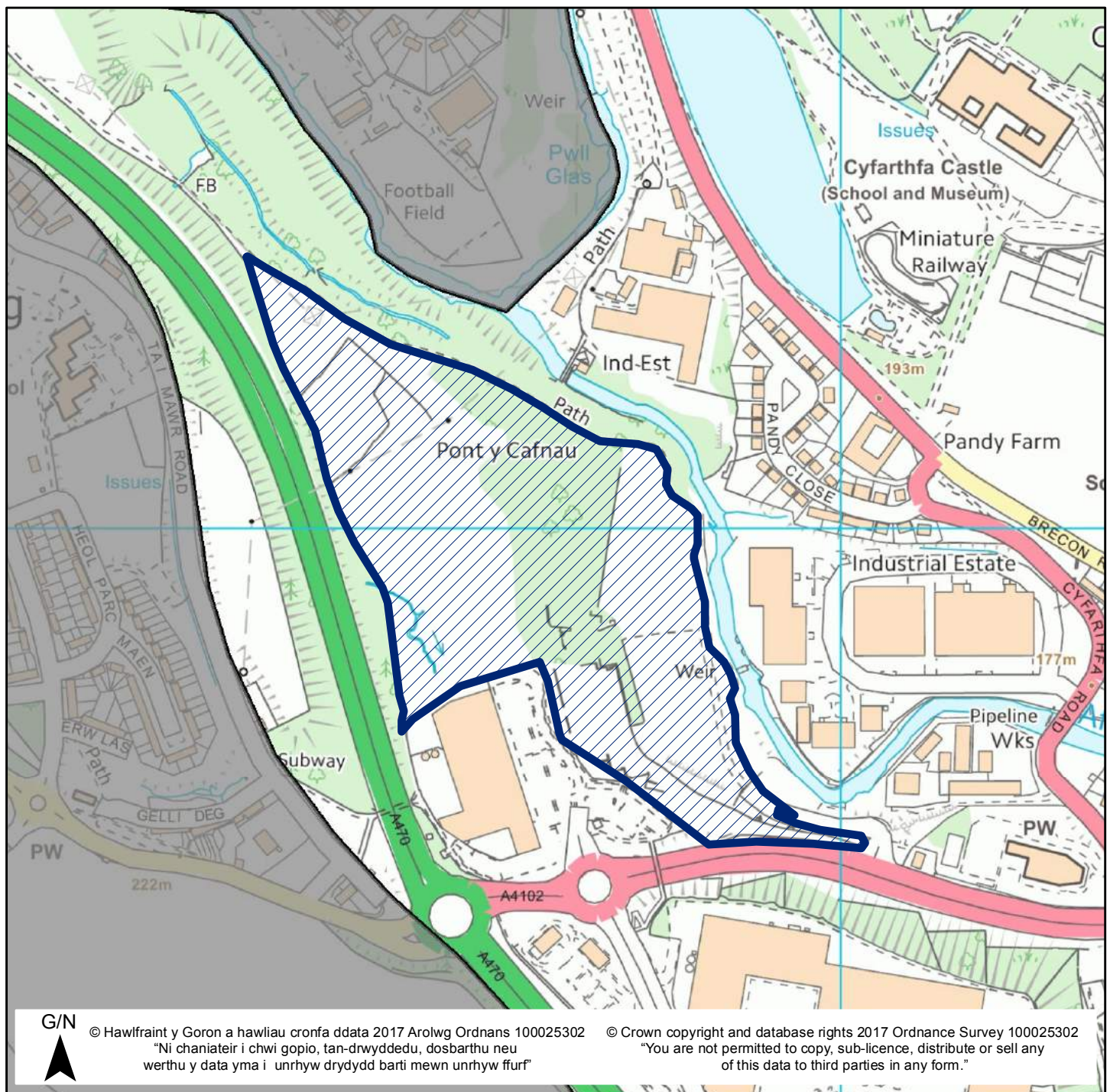
Site Name / Enw'r Safle Pontycafnau

Ward / Ward Park

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Tourism

Dwyreiniad / Easting: 303730 Gogleddiad / Northing 206971



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 54  
**Site** Pontycafnau  
**Ward** Park  
**Current** Vacant land  
**Proposed** Tourism  
**Co-ords** 303730, 206971

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	Parts of the site are located within reasonable walking distance (within 800m) of schools, local shops, Cyfarthfa Retail Park & Keir Hardie Health Park.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and close to the settlements of Brecon Road & Swansea Road & within the Cyfarthfa Heritage Area. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m. The site is identified as open space by the OSS, however it's proposed use is for Tourism which is likely to result in the retention and improvement of the open space.



5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use of the site is for Tourism, which will not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is within reasonable walking distance to bus stops (400m) with a frequent service and within 100m of an active travel route. The site is not within 800m of a train station. The site offers the potential to enhance the sustainable travel network.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new development within the County Borough. Given the proposed use of the site, it is not considered that any issues would arise in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	?	The majority of the site is greenfield, however the proposed use is for Tourism and so the impact is uncertain.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Part of the site is within the Cwm Taf Fields & Cefn Coed Tip SINC. Whilst development at the site has the potential for negative effects on locally designated sites, the proposed use is for Tourism which offers the potential for mitigation and enhancement.
13	To minimise the demand for water and improve the water environment.	0	The River Taff flows adjacent to the site. Development at the site has the potential to have negative effects on water quality. However, the proposed use of the site is for Tourism which offers the potential for mitigation and enhancement.
14	To minimise the risk of flooding.	?	Parts of the site are located with a areas at risk of surface water flooding (less, intermediately & more susceptible). Further surveys are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	?	Parts of the site are greenfield and there is no clear mitigation for the impact on soil. However, the proposed use of the site is for tourism, which offers the potential for mitigation.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The site is located within the Cyfarthfa Heritage Area and contains Scheduled Ancient Monuments. The proposed use of the site is for Tourism. Development at the site option has the potential for minor positive effects by securing appropriate new uses to support the heritage asset.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. It is not within a draft SLA. The site also contains mature vegetation. However, the proposed use of the site is for Tourism with the potential for minor positive effects by securing appropriate new uses to support the important landscape feature.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 55 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.26

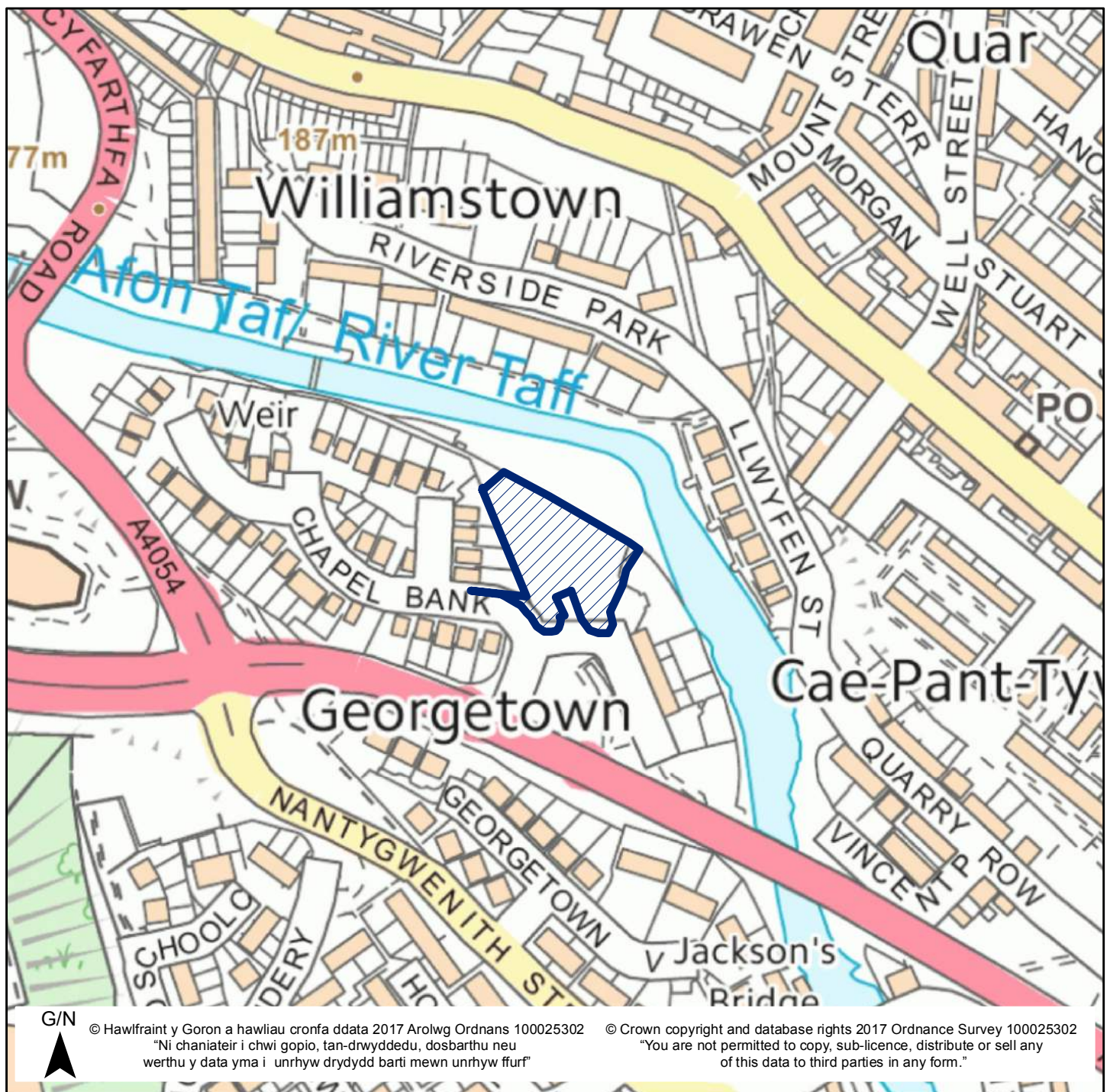
Site Name / Enw'r Safle Land at Chapel Banks/Adj to Joseph Parry's Cottage

Ward / Ward Park

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 304416 Gogleddiad / Northing 206714



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 55  
**Site** Land at Chapel Banks/Adj to Joseph Parry's Cottage  
**Ward** Park  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 304416, 206714

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site option is located within reasonable walking distance (within 800m) of primary schools, local shops & Merthyr Tydfil town centre. Secondary schools are over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and adjacent to the existing dwellings of Georgetown. Development would support the character and identity of a community by enabling it to grow sustainably. The site is partly within an area experiencing multiple deprivation - LSOA W01001307: Park 3.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	--	The site is identified by the OSS as open space (Joseph Parry's Cottage OS_ID 30), and so its development would result in a net loss of open space. The site option is located within reasonable walking distance (within 400m) to some open/recreational space and some sports facilities. The site is partly within an area experiencing multiple deprivation - LSOA W01001307: Park 3.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.3 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service and within 100m of an active travel route and key pedestrian/cycling route. It is not within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's relatively modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.



11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas. However, it is close proximity to the Afon Taf SINC. Developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	?	No water-courses are water-bodies are within the site. The River Taff runs in close proximity to it, therefore additional assessments are considered necessary.
14	To minimise the risk of flooding.	?	The site option is located within a C2 flood zone & within an area at risk of surface water flooding (less, intermediately & more susceptible). There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The site adjoins a row of Listed Buildings and a Scheduled Ancient Monument. Development has the potential for a residual major negative effect on these designated heritage assets and/or their setting.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to the existing settlement of Georgetown. It is not within a draft SLA. However, the site is entirely greenfield land. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 56 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.45

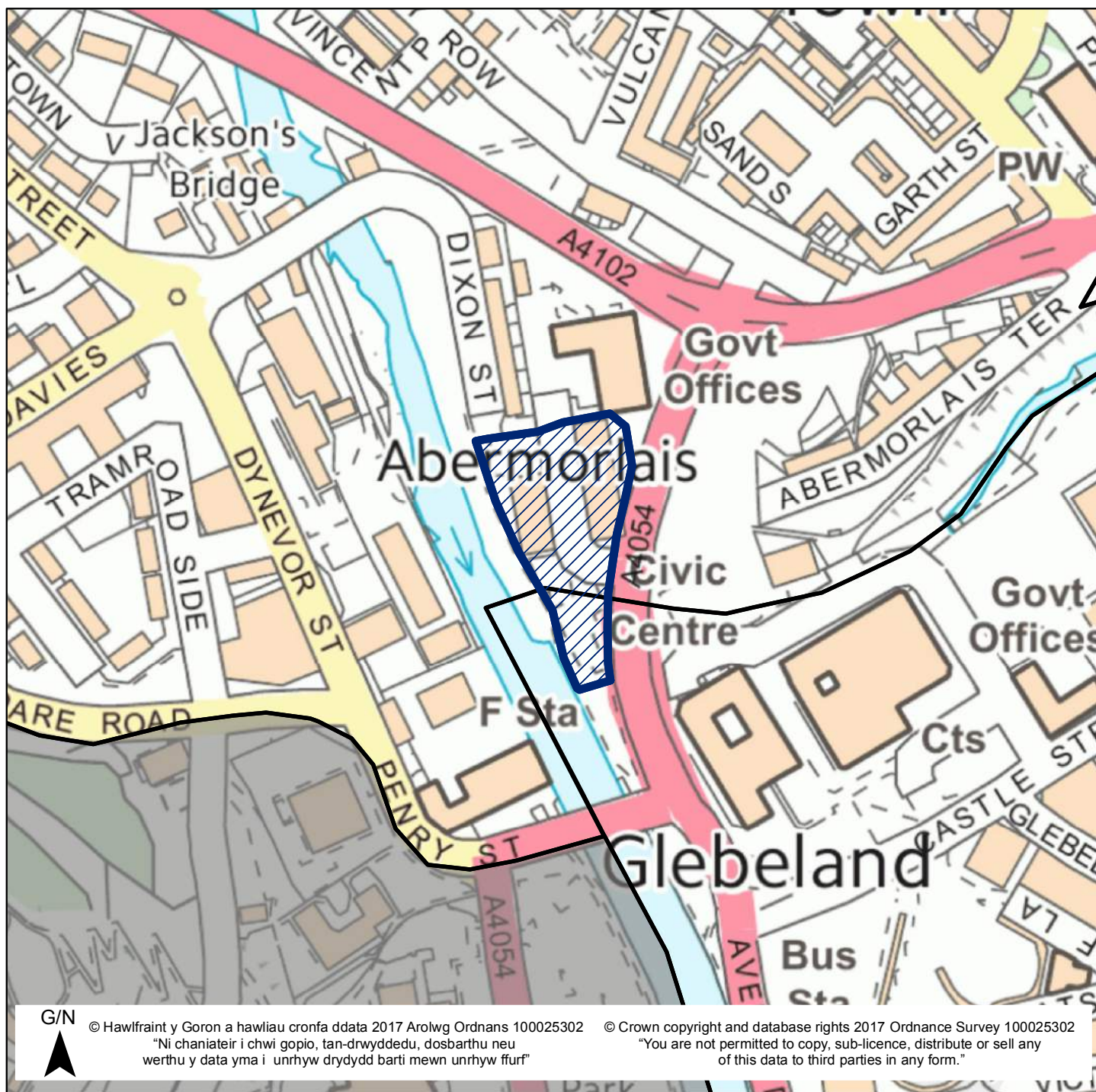
Site Name / Enw'r Safle Ty Keir Hardie/ Martin Evans House

Ward / Ward Park/Town

Defnydd Cyfredol / Current Use Offices

Defnydd Arfaethedig / Proposed Use Commercial

Dwyreiniad / Easting: 304653 Gogleddiad / Northing 206373



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 56  
**Site** Ty Keir Hardie/ Martin Evans House  
**Ward** Park/Town  
**Current** Offices  
**Proposed** Commercial  
**Co-ords** 304653, 206373

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site option is located within reasonable walking distance (within 800m) of primary schools, local shops & Merthyr Tydfil town centre. Secondary schools are over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and adjacent to the settlement of Georgetown & Merthyr Tydfil town centre. Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably (LSOA W01001307: Park 3 & W01001315: Town 1).
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Some sports facilities are also located within 400m. The site will deliver new development in an area of higher deprivation (LSOA W01001307: Park 3 & W01001315: Town 1).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use of the site is commercial and so will not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service, within 100m of an active travel route and key pedestrian/cycling route, and within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the use that has been proposed (e.g. Commercial), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield land and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas. However, it is close proximity to the Afon Taf SINC. Developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	?	No water-courses or water-bodies are within the site. The River Taff runs in close proximity to it, therefore additional assessments are considered necessary.
14	To minimise the risk of flooding.	?	The site option is partly within a C2 flood zone & within an area at risk of surface water flooding (less, intermediately & more susceptible). There is an element of uncertainty until more detailed lower level surveys and assessments, specific to the proposed use, have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are located within the site. A small number of non-designated heritage assets are located within close proximity to the site.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	Development would replace or regenerate an area of existing commercial buildings.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 57 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 90.56

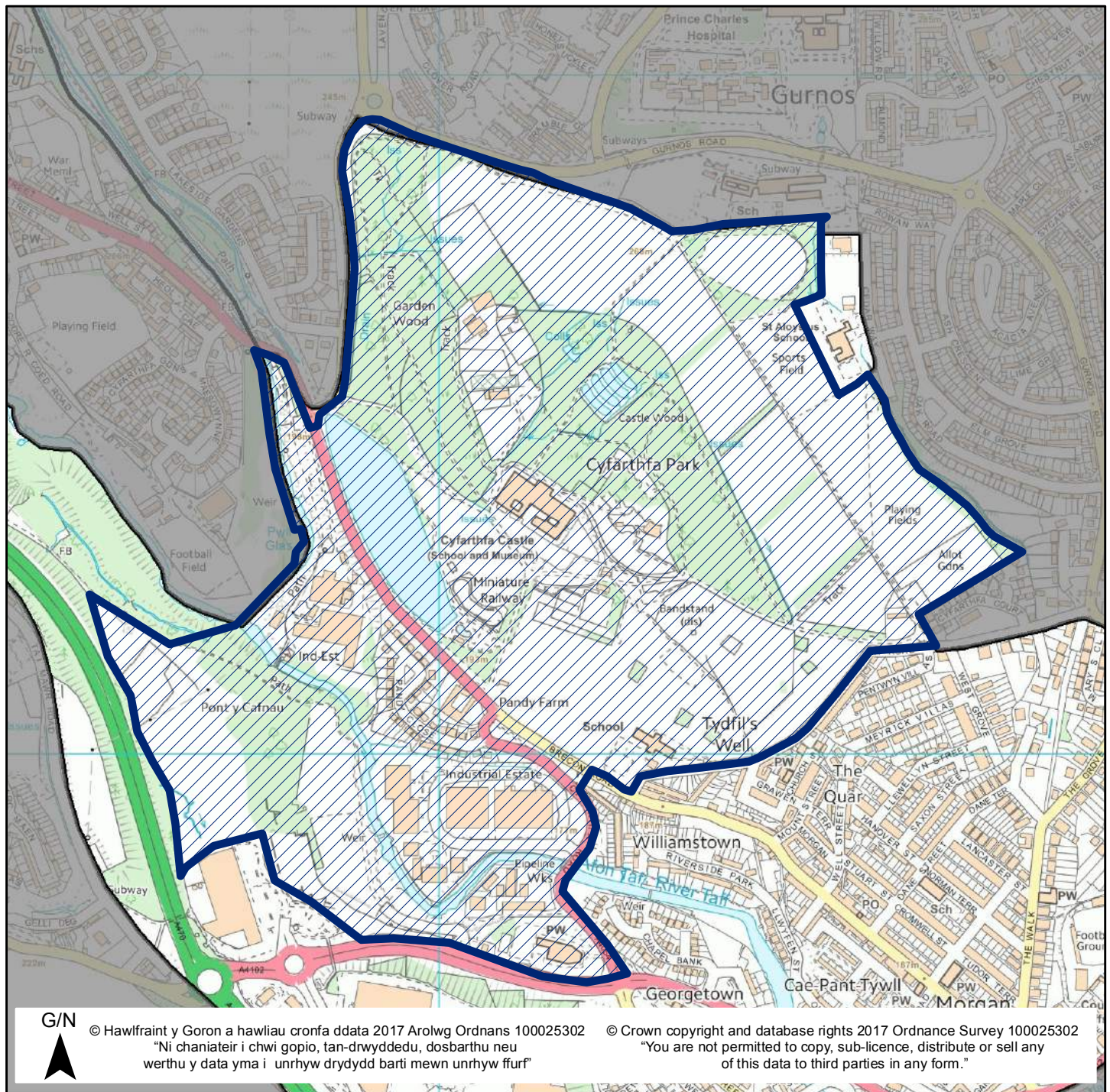
Site Name / Enw'r Safle Cyfarthfa Park and Heritage Area

Ward / Ward Park

Defnydd Cyfredol / Current Use Mixed

Defnydd Arfaethedig / Proposed Use Cyfarthfa Heritage Area

Dwyreiniad / Easting: 304147 Gogleddiad / Northing 207293



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 57  
**Site** Cyfarthfa Park and Heritage Area  
**Ward** Park  
**Current** Mixed  
**Proposed** Cyfarthfa Heritage Area  
**Co-ords** 304147, 207293

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	Parts of the site are located within reasonable walking distance (within 800m) of the schools & limited local shops in Cefn Coed, Brecon Road, Swansea Road & Gurnos, & Merthyr Tydfil Town Centre.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and close to the settlements of Cefn Coed, Brecon Road & Gurnos & within the Cyfarthfa Heritage Area.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the OSS. Some sports facilities are also located within 400m.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	Site is proposed to be protected as part of the Cyfarthfa Heritage Area and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is within reasonable walking distance to bus stops (400m) with a frequent service. The site is within 100m of an active travel route and within 800m of a train station. The site offers the potential to enhance the sustainable travel network.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new development within the County Borough. Given the proposed use of the site, it is not considered that any issues would arise in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	?	The majority of the site is greenfield, however the proposed use is the protection of the site as part of the Cyfarthfa Heritage Area.
12	To maintain and enhance biodiversity and ecosystem connectivity.	+	The majority of the site is within the Cyfarthfa Park, Cwm Taf Fechan & Cwm Taf Fields & Cefn Coed Tip SINCs. The site is adjacent to areas of TPO/Ancient woodland and close to the Lower Taf Fechan SSSI. The proposed use of the site is compatible with the ecological interests of the site.
13	To minimise the demand for water and improve the water environment.	0	The Cwm Taf Fechan flows through the site, as does part of the main River Taff. The proposed use, protecting the site as the Cyfarthfa Heritage Area, is likely to have a neutral impact.
14	To minimise the risk of flooding.	0	Parts of the site are located within a C2 flood zone and within areas at risk of surface water flooding (less, intermediately & more susceptible). However, the proposed use of the site is as a protected part of the Cyfarthfa Heritage Area and so a neutral impact is likely.
15	To protect and conserve soil and safeguard mineral resources.	?	The majority of the site is greenfield, however the proposed use is the protection of the site as part of the Cyfarthfa Heritage Area.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The site is located within the Cyfarthfa Heritage Area and Conservation Area and contains the Historic Park & Garden, Cyfarthfa Park, as well as Listed Buildings & Scheduled Ancient Monuments. However, the proposed use of the site is as a protected part of the Cyfarthfa Heritage Area. Development at the site option has the potential for minor positive effects as it may secure appropriate new uses for unused Listed Buildings and / or enhance the setting of, or access / signage to designated assets.

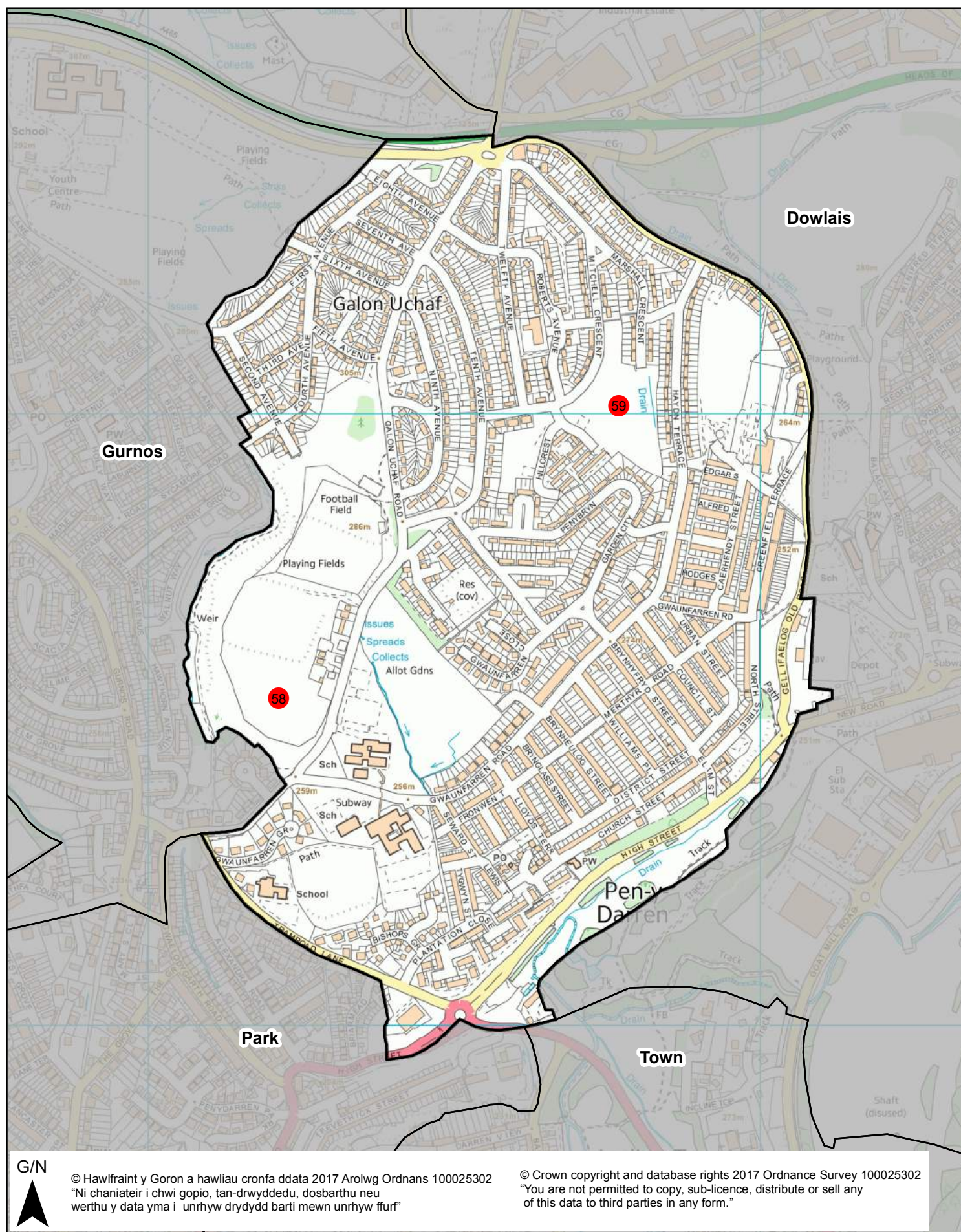


17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. It is not within a draft SLA. The site also contains mature vegetation which would be protected as the proposed use of the site is the Cyfarthfa Heritage Area.





## Map Safle Ymgeisydd Ward Penydarren Penydarren Ward Candidate Site Map





# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 58 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1.73

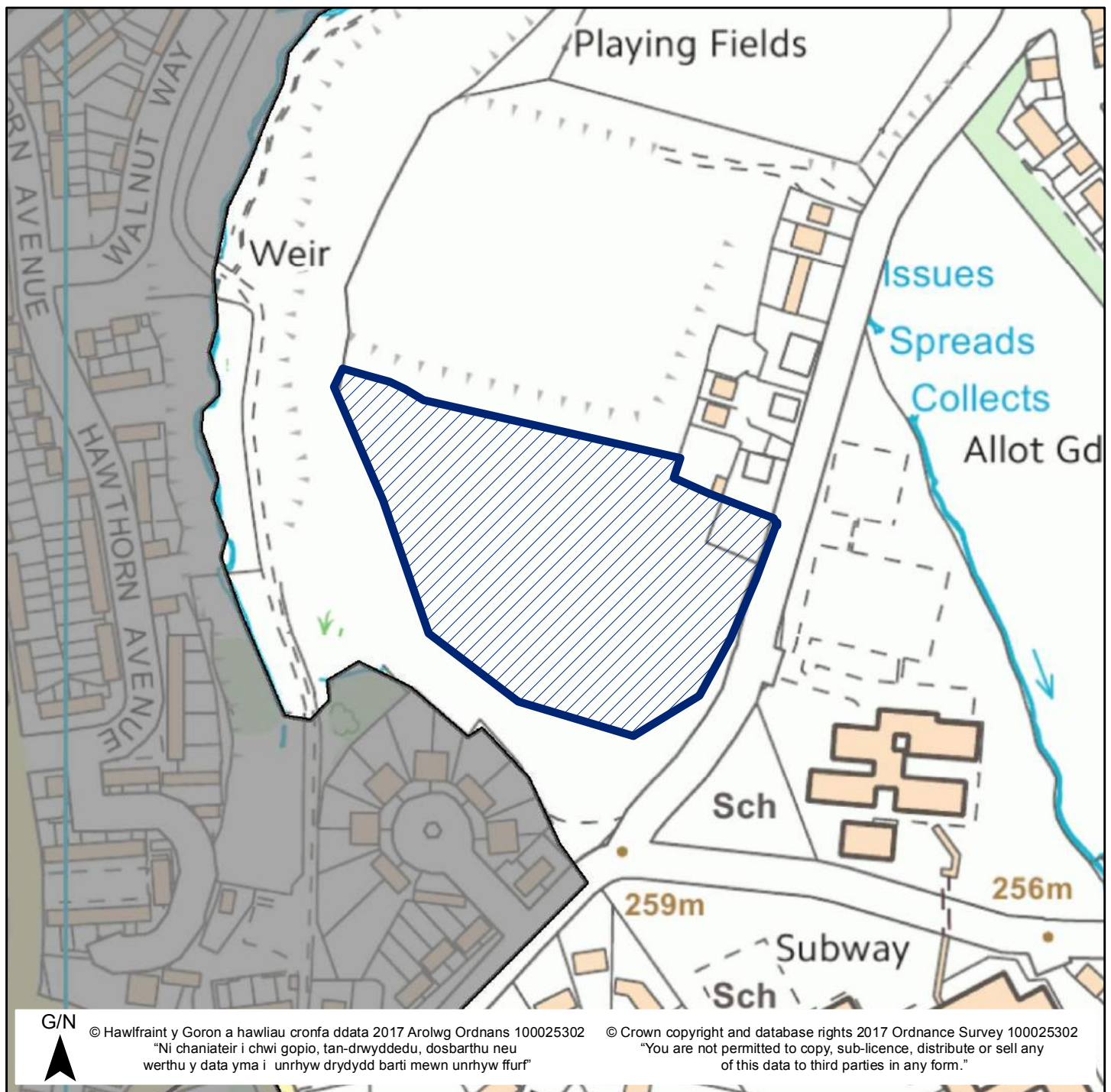
Site Name / Enw'r Safle The Greenie

Ward / Ward Penydarren

Defnydd Cyfredol / Current Use Informal Recreation

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305213 Gogleddiad / Northing 207534



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 58  
**Site** The Greenie  
**Ward** Penydarren  
**Current** Informal Recreation  
**Proposed** Residential  
**Co-ords** 305213, 207534

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is within reasonable walking distance (within 800m) of primary & secondary schools & local shops in Penydarren & Galon Uchaf.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, and some sports facilities.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 1.7 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route and key pedestrian/cycling route
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. However, given the site's size, and the amount of dwellings that could potentially be built, further assessment is considered necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas, nor are any in close proximity. Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	?	A water-course runs in close proximity to the site, additional assessments are considered necessary.
14	To minimise the risk of flooding.	0	A small part of the site is located within an area at risk of surface water flooding (less susceptible). This area could be avoided by development.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no designated or non-designated heritage assets within, or in close proximity to, the site.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and is not within a draft SLA. However, the site is entirely greenfield and so further assessment is considered necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 59 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.22

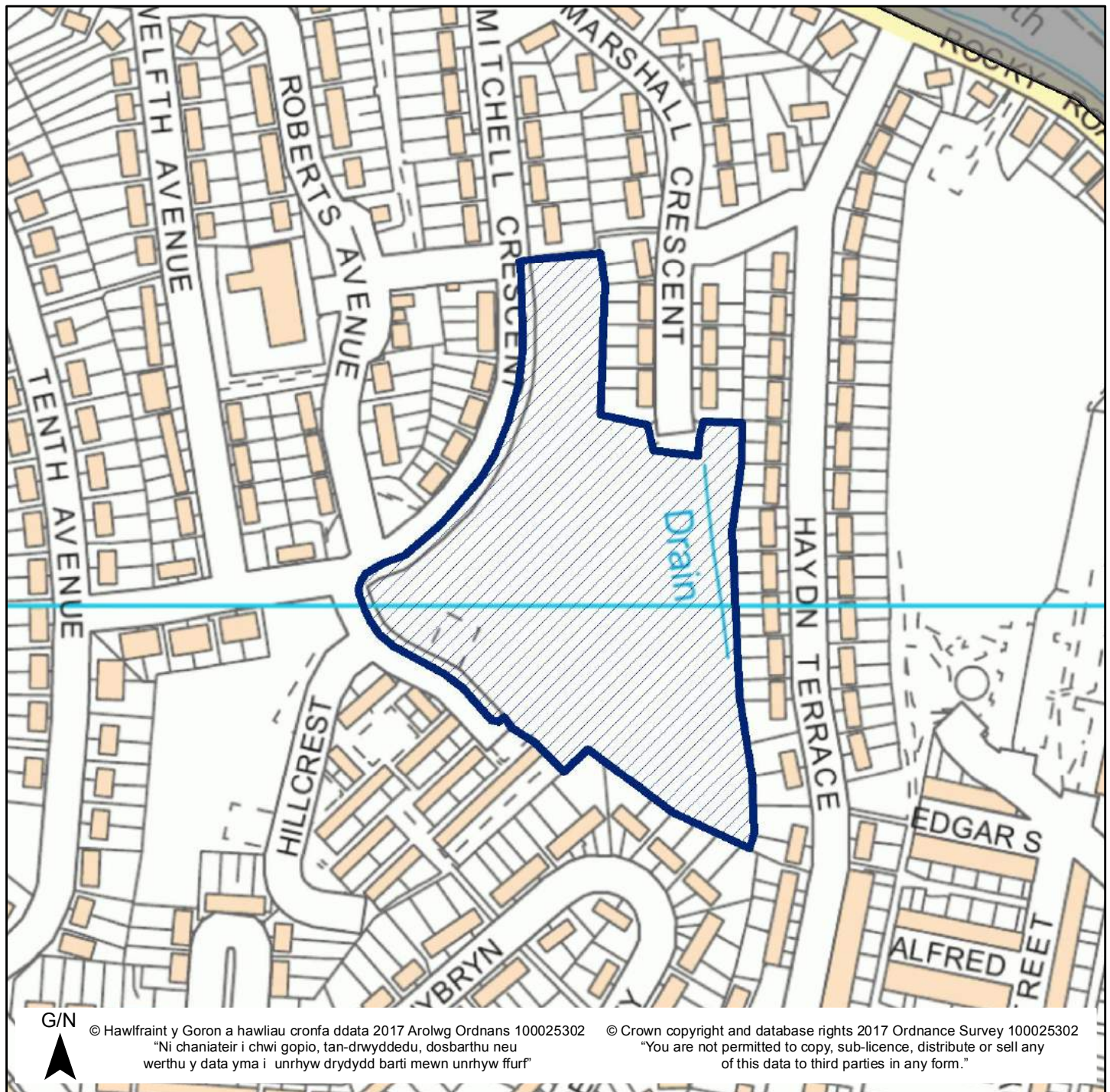
Site Name / Enw'r Safle Hillcrest Park/Haydn Terrace

Ward / Ward Penydarren

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305769 Gogleddiad / Northing 208013



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 59  
**Site** Hillcrest Park/Haydn Terrace  
**Ward** Penydarren  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 305769, 208013

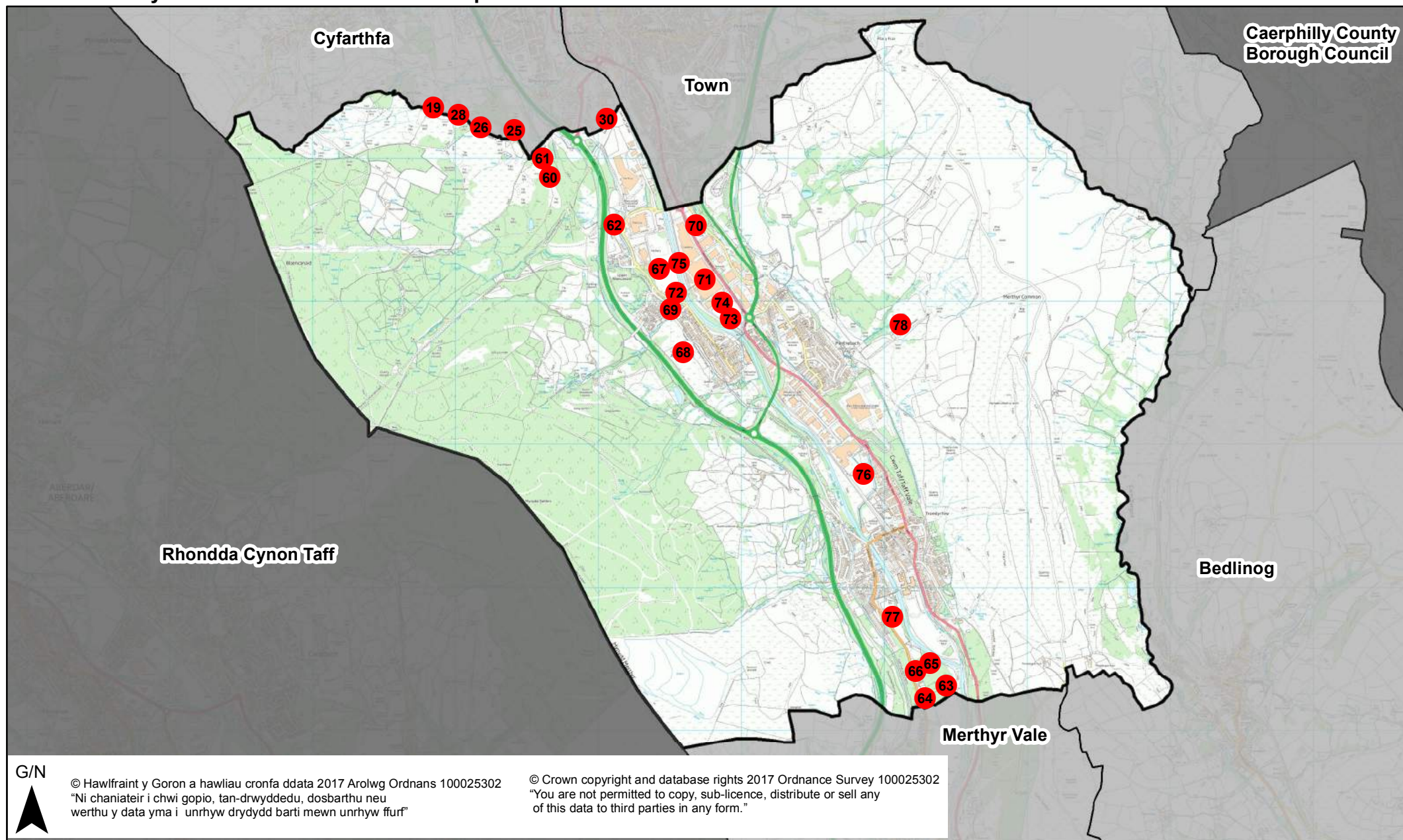
	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (within 800m) of the primary & secondary schools, local shops & services of Penydarren, Galon Uchaf & Dowlais.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably - LSOA W01001309: Penydarren 2.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and some sports facilities and will deliver new development in an area of higher deprivation - LSOA W01001309: Penydarren 2.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 2.2 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route and/or a key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. However, given the site's size, and the amount of dwellings that could potentially be built, further assessment is considered necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in within any locally or nationally designated biodiversity areas, nor are any in close proximity. However, the site appears to contain mature vegetation and so further assessments are considered necessary.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within the site. Development is unlikely to lead to any significant effects on water quality.
14	To minimise the risk of flooding.	0	A small part of the site is located within an area at risk of surface water flooding. The area could be avoided by development.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no designated or non-designated heritage assets within or in close proximity to the site.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and is not within a draft SLA. However, the site is predominantly greenfield land and so further assessment is considered necessary.





G/N



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"Ni chaniateir i chwi gopio, tan-drwyddedu, dosbarthu neu werthu y data yma i unrhyw drydydd barti mewn unrhyw ffurf"

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# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 60 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 10.4

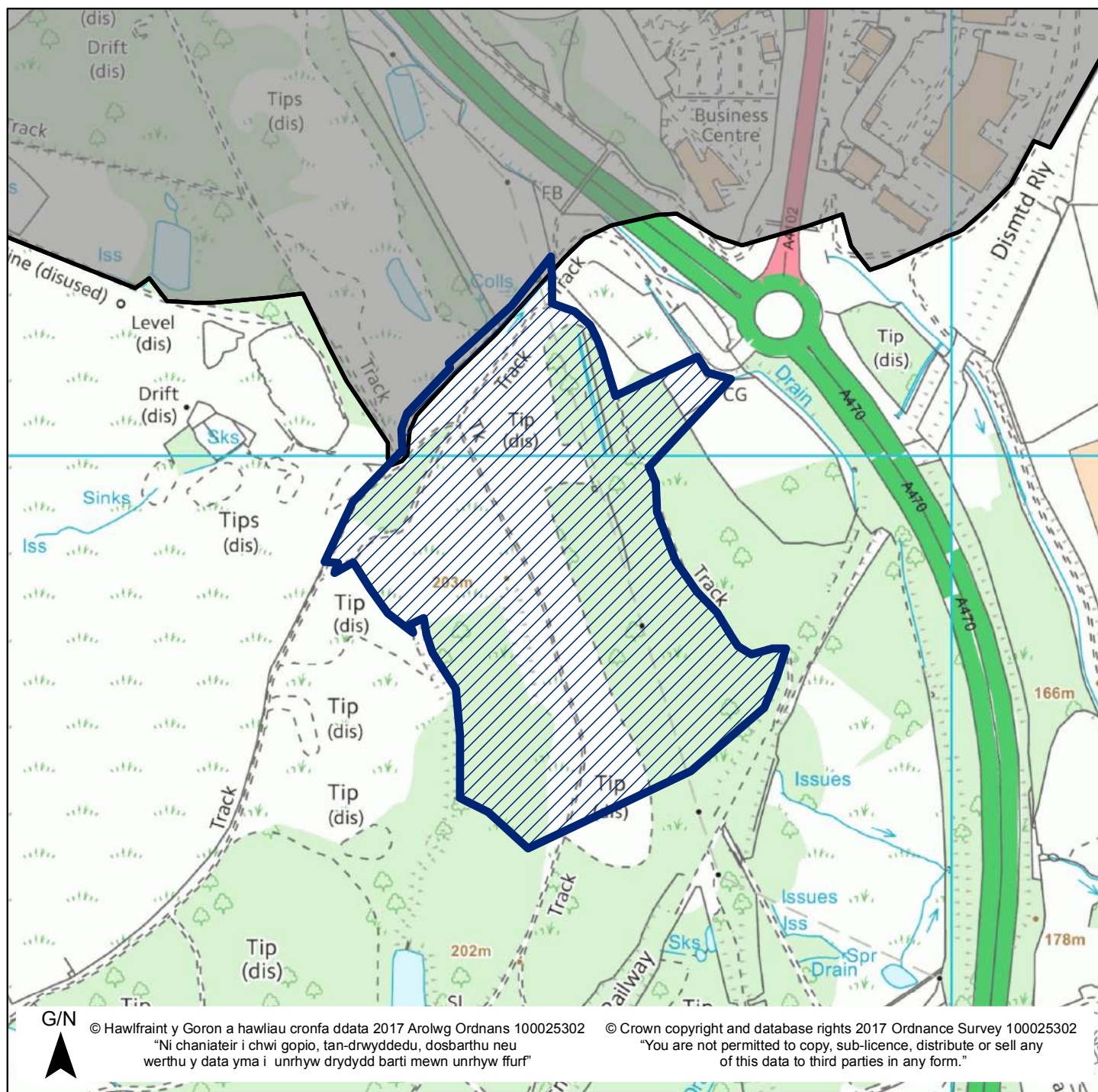
Site Name / Enw'r Safle Land at Rhydyar West - Site 9

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use General Commercial/Retail

Dwyreiniad / Easting: 304655 Gogleddiad / Northing 204898



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 60  
**Site** Land at Rhydyar West - Site 9  
**Ward** Plymouth  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** General Commercial/Retail  
**Co-ords** 304655, 204898

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The majority of the site is more than 800m away from the services and facilities of Merthyr Tydfil town centre. Additionally, the town centre is separated from the site by the A470 trunk road. While the submitted information indicates that the site would be general commercial/retail, and would therefore include the provision of some services and facilities on site, the assessment criteria specifies that this SA Objective relates to existing services/facilities.
2	To maintain and enhance community and settlement identities.	-	While the site located within an area experiencing Multiple Deprivation (LSOA W01001312 - Plymouth 1), it would not allow the nearest communities to grow sustainably due to its separation from them by the A470 trunk road.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	-	The site would partially deliver new development in an area of higher deprivation (LSOA W01001312 - Plymouth 1). Parts of the site are located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Parts of the site are within 400m of the sports/leisure facilities of Rhydyar Leisure Park. However, these are separated from the site by the A470 trunk road.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use of the site is general commercial/retail and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	--	The majority of the site is not within reasonable distance (100m) of a key cycling route (Taff Trail), which is separated from the site by the A470 trunk road. The site is not within a 800m of a train station, nor is it within reasonable distance (400m) of a bus stop with a frequent service.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site and the proposed uses (commercial & retail), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	Parts of the site are within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification). The site is also within the Cwm Glo SINC and & contains TPOs/Ancient Woodland. Development at the site has the potential for negative effects on a nationally designated site. Potential for a major residual negative effect.
13	To minimise the demand for water and improve the water environment.	?	The site has a number of water-courses and water-bodies within close proximity. Given the size of the potential developed area of the site, it has the potential to have effects on the water environment. As such, further surveys are considered necessary.

14	To minimise the risk of flooding.	?	Parts of the site are located within an areas at risk of surface water flooding. Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is mainly greenfield and there is no clear mitigation for the impact on soil. The majority of the site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The site adjoins a Scheduled Ancient Monument and a number of SAMs & Listed Buildings are in close proximity. The site is within the landscape of outstanding historic interest. A high number of non-designated heritage assets are within and in close proximity to the site, as identified by GGAT. As such, development has the potential for a residual major negative effect on Scheduled Monuments; Listed Buildings; and/or their setting and their cumulative coherence and important association with other nearby historic features.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site is located outside the existing settlement boundary. It is also located within the Merthyr West Flank draft SLA. The site is greenfield land containing mature vegetation and is in a prominent and highly visible location. Therefore, the site option has high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Potential for major residual negative effect.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 61 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 4.46

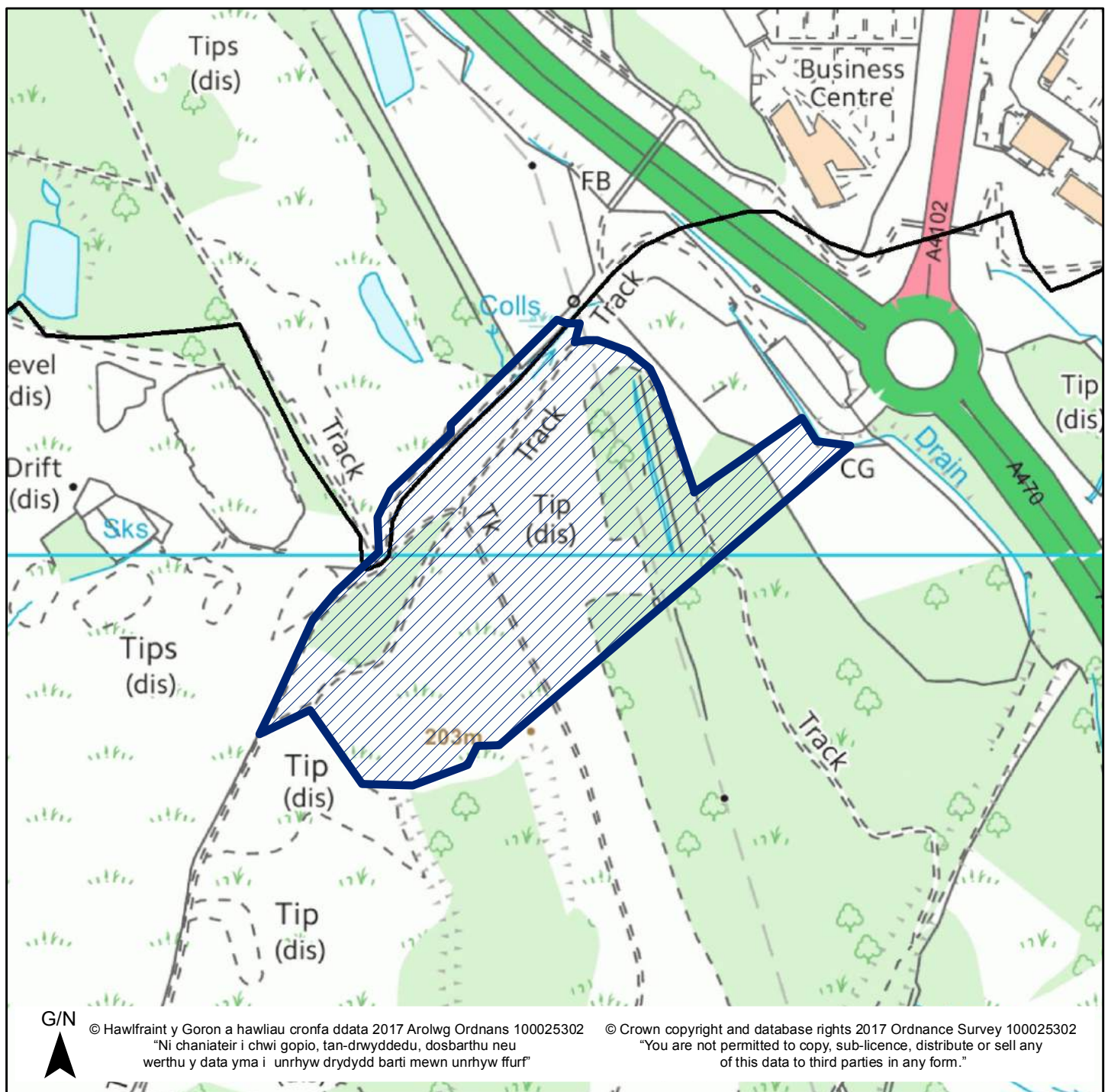
Site Name / Enw'r Safle Land at Rhydycar West - Site 10

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use Hotel/Tourist Accommodation

Dwyreiniad / Easting: 304610 Gogleddiad / Northing 204998



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).



**Candidate Site Sustainability Appraisal**

**Site Ref.** 61  
**Site** Land at Rhydyar West - Site 10  
**Ward** Plymouth  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Hotel/Tourist Accommodation  
**Co-ords** 304610, 204998

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The majority of the site is more than 800m away from the services and facilities of Merthyr Tydfil town centre. Additionally, the town centre is separated from the site by the A470 trunk road. While the submitted information indicates that the site would be general commercial/retail, and would therefore include the provision of some services and facilities on site, the assessment criteria specifies that this SA Objective relates to existing services/facilities.
2	To maintain and enhance community and settlement identities.	-	While the site located within an area experiencing Multiple Deprivation (LSOA W01001312 - Plymouth 1), it would not allow the nearest communities to grow sustainably due to its separation from them by the A470 trunk road.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	-	The site would partially deliver new development in an area of higher deprivation (LSOA W01001312 - Plymouth 1). Parts of the site are located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Parts of the site are within 400m of the sports/leisure facilities of Rhydycar Leisure Park. However, these are separated from the site by the A470 trunk road.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use of the site is for a Hotel/Tourist Accommodation and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	--	The majority of the site is not within reasonable distance (100m) of a key cycling route (Taff Trail), which is separated from the site by the A470 trunk road. The site is not within a 800m of a train station, nor is it within reasonable distance (400m) of a bus stop with a frequent service.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues with the provision of new housing within the County Borough, given the size of the site and the proposed uses (hotel/tourist accommodation), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	--	The site is within the Cwm Glo a Glyndyrys SINC and parts of the site are within the Cwm Glo a Glyndyrys SSSI (CCW 2008 Notification) & contain TPOs/Ancient Woodland. Development at the site has the potential for negative effects on a nationally designated site. Potential for a major residual negative effect.
13	To minimise the demand for water and improve the water environment.	?	The site has a number of water-courses and water-bodies within close proximity. Given the size of the potential developed area of the site, it has the potential to have effects on the water environment. As such, further surveys are considered necessary.

14	To minimise the risk of flooding.	?	Parts of the site are located within an areas at risk of surface water flooding. Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is mainly greenfield and there is no clear mitigation for the impact on soil. The majority of the site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The site is adjacent to a Scheduled Ancient Monuments and a number of SAMs & Listed Buildings are in close proximity. The site is within the landscape of outstanding historic interest. A high number of non-designated heritage assets are within and in close proximity to the site, as identified by GGAT. As such, development has the potential for a residual major negative effect on Scheduled Monuments; Listed Buildings; and/or their setting and their cumulative coherence and important association with other nearby historic features.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	--	The site is located outside the existing settlement boundary. It is also located within the Merthyr West Flank draft SLA. The site is greenfield land containing mature vegetation and is in a prominent and highly visible location. Therefore, the site option has high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Potential for major residual negative effect.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 62 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.64

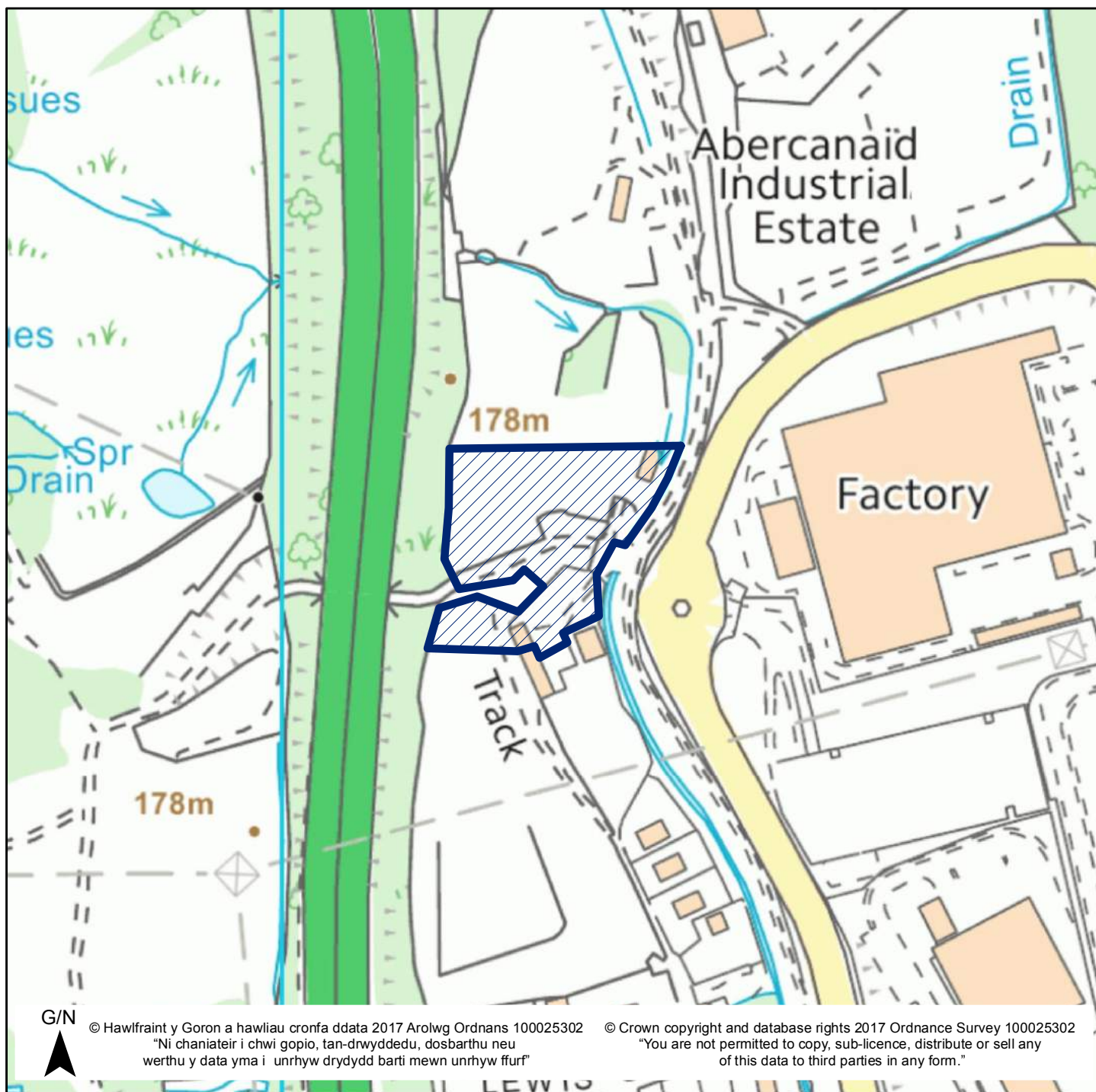
Site Name / Enw'r Safle Land at Rhydyar West - Site 11

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Predominantly Vacant Woodland/Grassland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305112 Gogleddiad / Northing 204531



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 62  
**Site** Land at Rhydyicar West - Site 11  
**Ward** Plymouth  
**Current** Predominantly Vacant Woodland/Grassland  
**Proposed** Residential  
**Co-ords** 305112, 204531

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	--	The site is over 800m away from the local services of the nearest settlement (Abercanaid) & Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	-	The site is located within the existing settlement boundary, but outside the nearest settlement of Abercanaid.
3	To support a sustainable level of population growth.	N/A	



4	To improve human health and well-being and reduce inequalities.	-	The site is not located within reasonable walking distance (within 400m) to open/recreational space as identified by the OSS or sports/leisure facilities, however the Taff Trail runs adjacent to the site.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.4 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site adjoins a key cycling route (Taff Trail). The site is not within a 800m of a train station, nor is it within reasonable distance (400m) of a bus stop with a frequent service.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's relatively modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is partly greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not within an area of nationally or locally designated biodiversity. The site contains mature vegetation therefore further assessments are considered necessary.
13	To minimise the demand for water and improve the water environment.	?	The site has a water-course running through it. It therefore has the potential to have effects on the water environment. As such, further surveys are considered necessary.

14	To minimise the risk of flooding.	?	Parts of the site are located within an areas at risk of surface water flooding. Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is partly greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The site has no designated heritage assets within or in close proximity to it. One non-designated asset is in close proximity to it. Development at the site option will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to an existing dwelling. It is not within a draft SLA. However, the site is partly greenfield land and contains mature vegetation. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 63 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.74

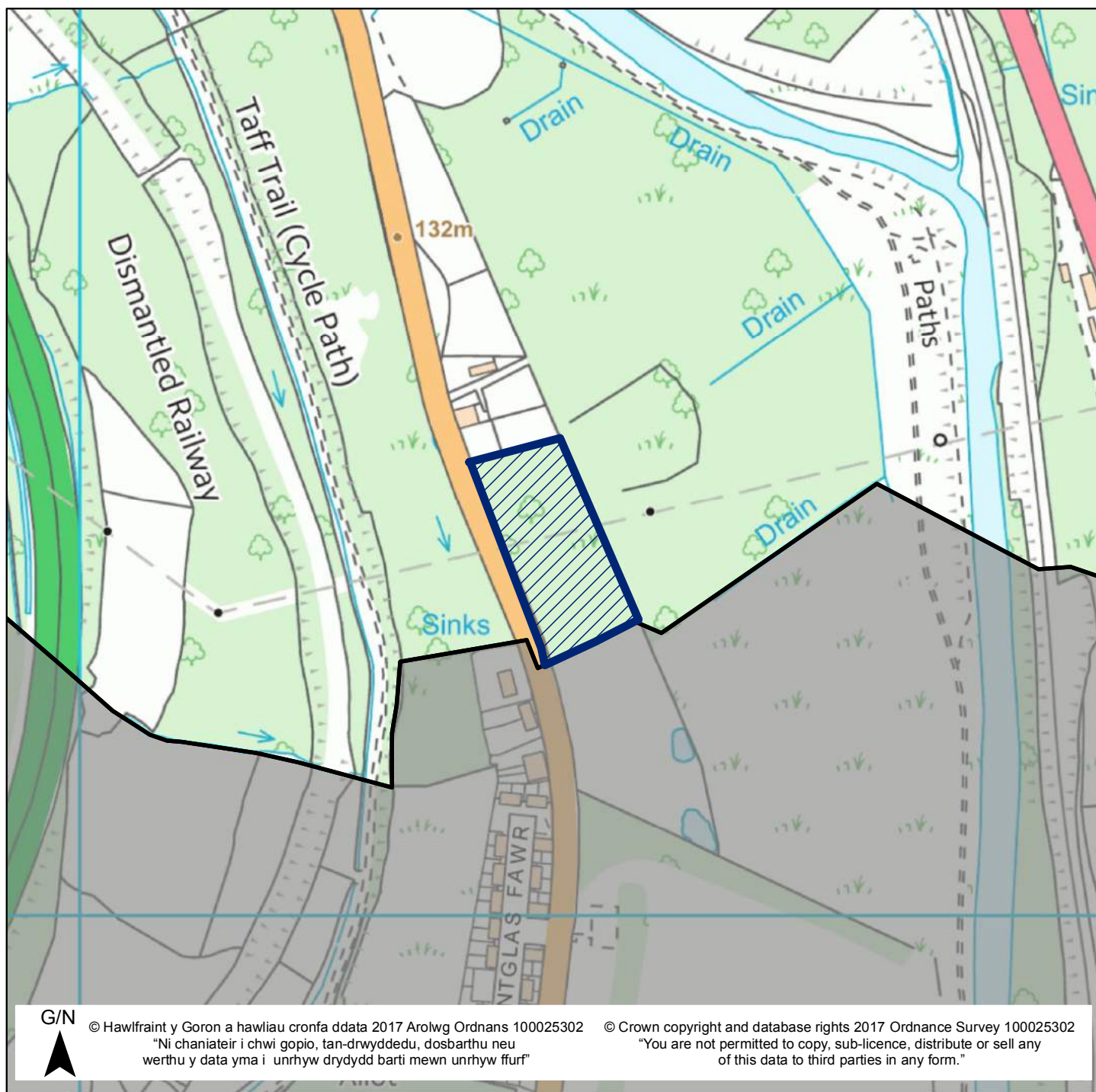
Site Name / Enw'r Safle Land off Aberfan Road, Site 1 - Option 1

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 307288 Gogleddiad / Northing 201223



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 63  
**Site** Land off Aberfan Road, Site 1 - Option 1  
**Ward** Plymouth  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 307288, 201223

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is within 800m of a primary & secondary school & community centre, however other shops & other services in Troedyrhiw & Aberfan are over 800m away.
2	To maintain and enhance community and settlement identities.	-	The site is located outside the existing settlement boundary and would contribute, partly, to the coalescence of the nearby settlements of Troedyrhiw & Aberfan. The site would, however, be located within an area experiencing multiple deprivation - LSOA W01001312: Plymouth 1.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and some sports/leisure facilities. The Taff Trail runs near to the site. The site would also deliver development in an area experiencing higher deprivation (LSOA W01001312: Plymouth 1).
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.7 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Taff Trail) & is within reasonable distance (400m) of a bus stop with a frequent service. The site is not within a 800m of a train station.



9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's relatively modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site contains mature vegetation & is adjacent to the Glamorganshire Canal SINC & areas of TPOs/Ancient Woodland. Development at the site has the potential for negative effects on sites designated as being of local importance. Further surveys considered necessary.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within or in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality.

14	To minimise the risk of flooding.	?	The site is located within a C1 flood zone & within an area at risk of surface water flooding (more, less & intermediately susceptible). There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The site has no designated or non-designated heritage assets within or in close proximity to it. Development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd Y Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is not within a draft SLA, however it is located outside the existing settlement boundary, is greenfield and contains mature vegetation. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 64 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.74

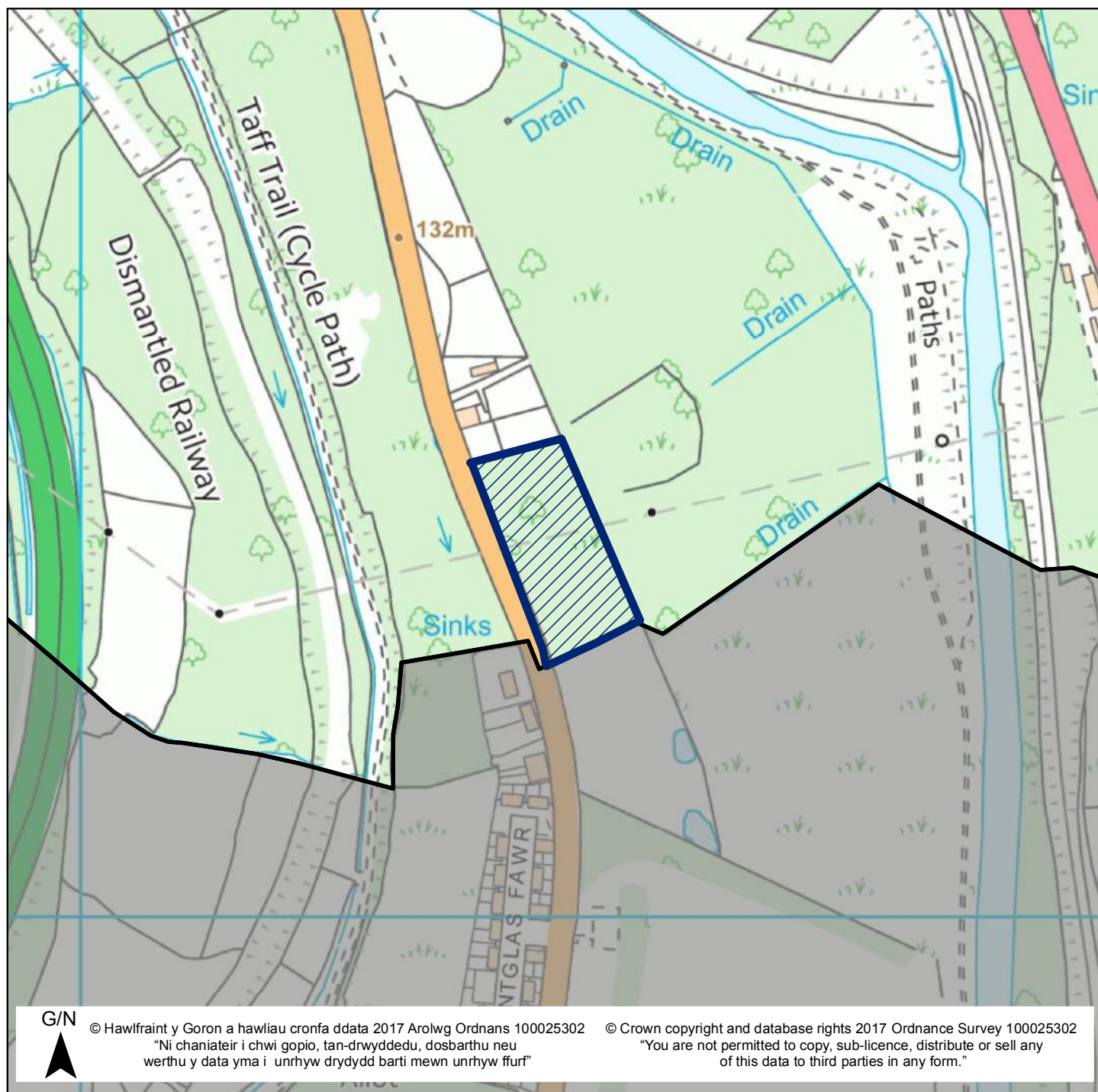
Site Name / Enw'r Safle Land off Aberfan Road, Site 1 - Option 2

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Mixed Employment Residential

Dwyreiniad / Easting: 307288 Gogleddiad / Northing 201223



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 64  
**Site** Land off Aberfan Road, Site 1 - Option 2  
**Ward** Plymouth  
**Current** Agricultural  
**Proposed** Mixed Employment Residential  
**Co-ords** 307288, 201223

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is within 800m of a primary & secondary school & community centre, however other shops & other services in Troedyrhiw & Aberfan are over 800m away.
2	To maintain and enhance community and settlement identities.	-	The site is located outside the existing settlement boundary and would contribute, partly, to the coalescence of the nearby settlements of Troedyrhiw & Aberfan. The site would, however, be located within an area experiencing multiple deprivation - LSOA W01001312: Plymouth 1.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and some sports/leisure facilities. The Taff Trail runs near to the site. The site would also deliver development in an area experiencing higher deprivation (LSOA W01001312: Plymouth 1).
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.7 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Taff Trail) & is within reasonable distance (400m) of a bus stop with a frequent service. The site is not within a 800m of a train station.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (mixed employment & residential), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site contains mature vegetation & is adjacent to the Glamorganshire Canal SINC & areas of TPOs/Ancient Woodland. Development at the site has the potential for negative effects on sites designated as being of local importance. Further surveys considered necessary.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within or in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality.



14	To minimise the risk of flooding.	?	The site is located within a C1 flood zone & within an area at risk of surface water flooding (more, less & intermediately susceptible). There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The site has no designated or non-designated heritage assets within or in close proximity to it. Development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd Y Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is not within a draft SLA, however it is located outside the existing settlement boundary, is greenfield and contains mature vegetation. As such, further assessment is considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 65 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.52

Site Name / Enw'r Safle Land off Aberfan Road, Site 2 - Option 1

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 307222 Gogleddiad / Northing 201412



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 65  
**Site** Land off Aberfan Road, Site 2 - Option 1  
**Ward** Plymouth  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 307222, 201412

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is within 800m of a primary & secondary school & community centre, however other shops & other services in Troedyrhiw & Aberfan are over 800m away.
2	To maintain and enhance community and settlement identities.	-	The site is located outside the existing settlement boundary and would contribute, partly, to the coalescence of the nearby settlements of Troedyrhiw & Aberfan. The site would, however, be located within an area experiencing multiple deprivation - LSOA W01001312: Plymouth 1.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and some sports/leisure facilities. The Taff Trail runs near to the site. The site would also deliver development in an area experiencing higher deprivation (LSOA W01001312: Plymouth 1).
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.7 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Taff Trail) & is within reasonable distance (400m) of a bus stop with a frequent service. The site is not within a 800m of a train station.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (mixed employment & residential), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site contains mature vegetation & is adjacent to the Glamorganshire Canal SINC & areas of TPOs/Ancient Woodland. Development at the site has the potential for negative effects on sites designated as being of local importance. Further surveys considered necessary.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within or in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality.

14	To minimise the risk of flooding.	?	The site is located within a C1 flood zone & within an area at risk of surface water flooding (more, less & intermediately susceptible). There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The site has no designated or non-designated heritage assets within or in close proximity to it. Development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd Y Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is not within a draft SLA, however it is located outside the existing settlement boundary, is greenfield and contains mature vegetation. As such, further assessment is considered necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 66 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.52

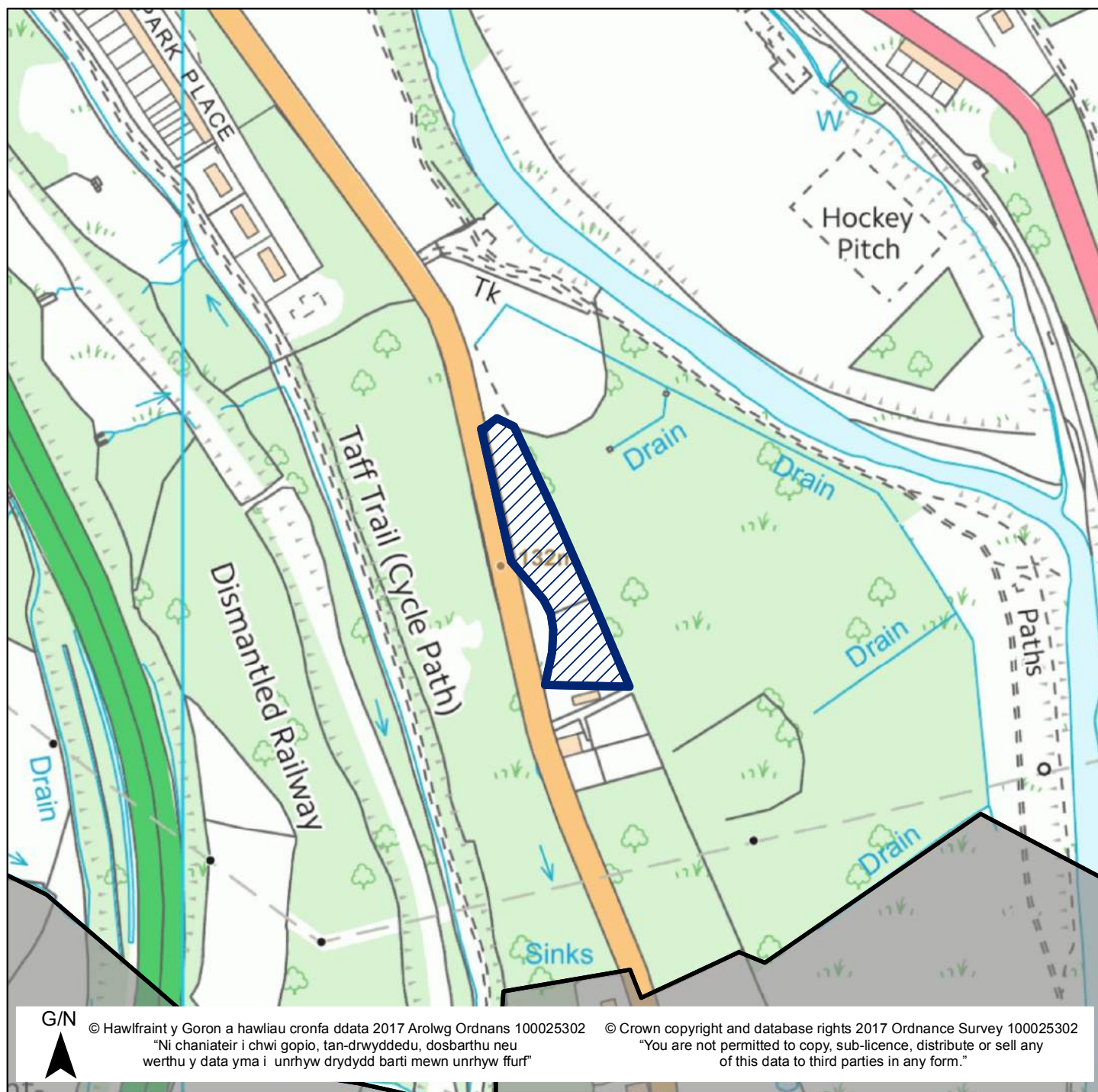
Site Name / Enw'r Safle Land off Aberfan Road, Site 2 - Option 2

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Mixed Employment Residential

Dwyreiniad / Easting: 307222 Gogleddiad / Northing 201412



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraid yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 66  
**Site** Land off Aberfan Road, Site 2 - Option 2  
**Ward** Plymouth  
**Current** Agricultural  
**Proposed** Mixed Employment Residential  
**Co-ords** 307222, 201412

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The site is within 800m of a primary & secondary school & community centre, however other shops & other services in Troedyrhiw & Aberfan are over 800m away.
2	To maintain and enhance community and settlement identities.	-	The site is located outside the existing settlement boundary and would contribute, in part, to the coalescence of the nearby settlements of Troedyrhiw & Aberfan. The site would, however, be located within an area experiencing multiple deprivation - LSOA W01001312: Plymouth 1.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and some sports/leisure facilities. The Taff Trail runs near to the site. The site would also deliver development in an area experiencing higher deprivation (LSOA W01001312: Plymouth 1).
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.7 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Taff Trail) & is within reasonable distance (400m) of a bus stop with a frequent service. The site is not within a 800m of a train station.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (mixed employment & residential), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site contains mature vegetation & is adjacent to the Glamorganshire Canal SINC & areas of TPOs/Ancient Woodland. Development at the site has the potential for negative effects on sites designated as being of local importance. Further surveys considered necessary.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within or in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality.

14	To minimise the risk of flooding.	?	The site is located within a C1 flood zone & within an area at risk of surface water flooding (more, less & intermediately susceptible). There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The site has no designated or non-designated heritage assets within or in close proximity to it. Development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd Y Grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is not within a draft SLA, however it is located outside the existing settlement boundary, is greenfield and contains mature vegetation. As such, further assessment is considered necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 67 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 7.75

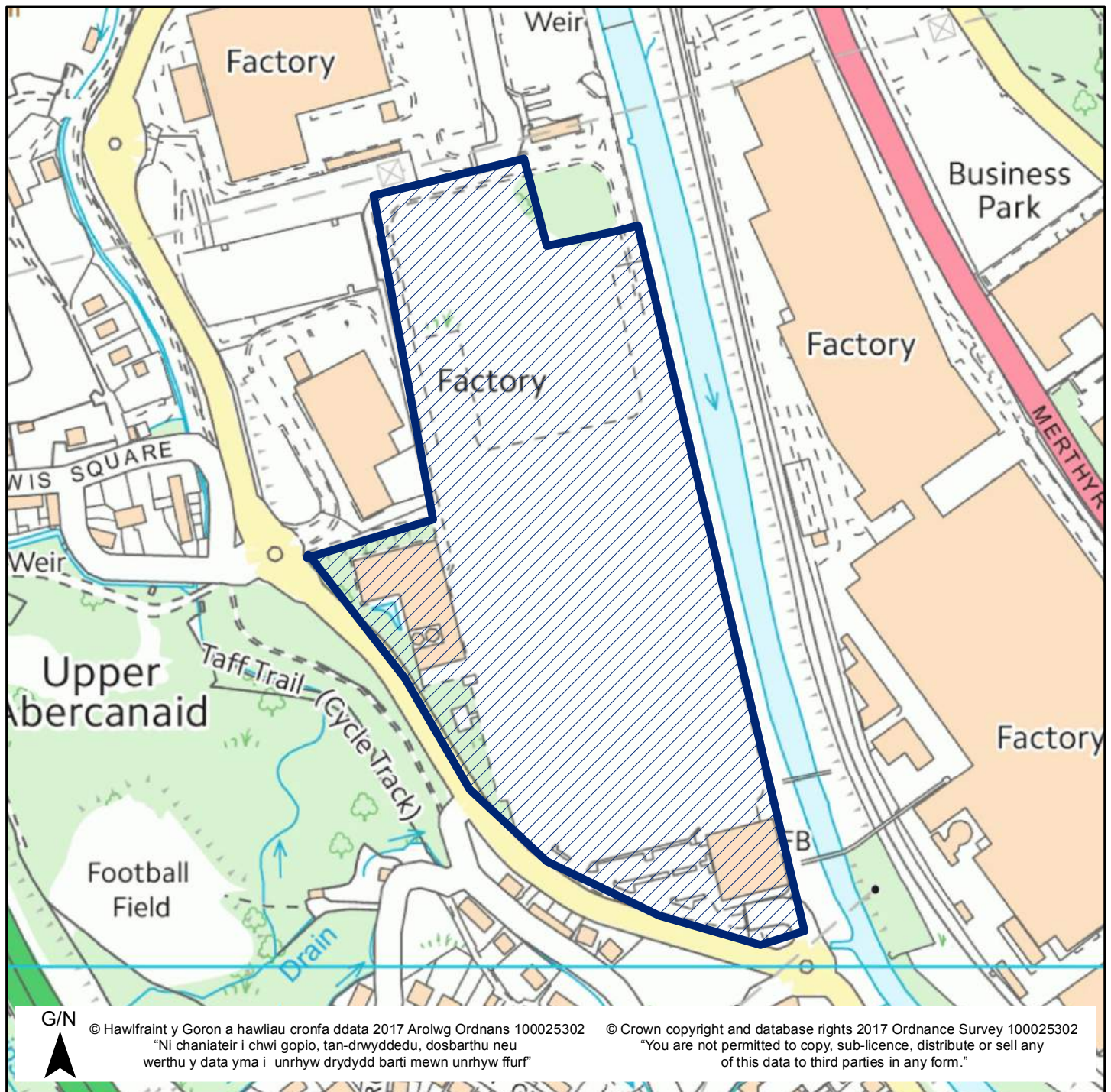
Site Name / Enw'r Safle Ardagh Site, Dragon Parc, Abercanaid

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant/Scrub/Industrial

Defnydd Arfaethedig / Proposed Use Residential/Employment

Dwyreiniad / Easting: 305447 Gogleddiad / Northing 204244



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).



**Candidate Site Sustainability Appraisal**

**Site Ref.** 67  
**Site** Ardagh Site, Dragon Parc, Abercanaid  
**Ward** Plymouth  
**Current** Vacant/Scrub/Industrial  
**Proposed** Residential/Employment  
**Co-ords** 305447, 204244

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	Whilst parts of site are within 800m of the primary school and local services at Abercanaid and within 800m of the retail offering at Pentrebach Retail Park, the majority of the site is not. All other services are over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, between the existing settlement of Abercanaid and the industrial area of Dragon Parc. Development at the site would result in a large addition to the settlement of Abercanaid. However, the site is brownfield and previously contained an industrial use with associated buildings. The site would therefore allow the community to grow sustainably.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	Parts of the site are located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and the Taff Trail runs near to the site, however sports and leisure facilities are more distant.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 7.7 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Taff Trail). The majority of the site is within reasonable distance (400m) of a bus stop with a frequent service and within a 800m of a train station.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (mixed employment & residential), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is immediately adjacent to the Afon Taf SINC. Further surveys considered necessary.
13	To minimise the demand for water and improve the water environment.	?	The site is immediately adjacent to the River Taff. Further surveys considered necessary.

14	To minimise the risk of flooding.	?	The majority of the site is located within a C2 flood zone & within an area at risk of surface water flooding (more, less & intermediately susceptible). There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out, however the issue is related to culverts rather than the river.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	A number of Listed Buildings are in close proximity to the site, as well as a small number of non-designated heritage assets. Due to the previously developed nature of the site and the screening of trees and separation by roads and paths, development at the site option will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	++	Development at the site would remove a significant eyesore and/or would regenerate previously developed land and buildings (PDL) that are currently having a major negative effect on the landscape/ townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 68 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 10.94

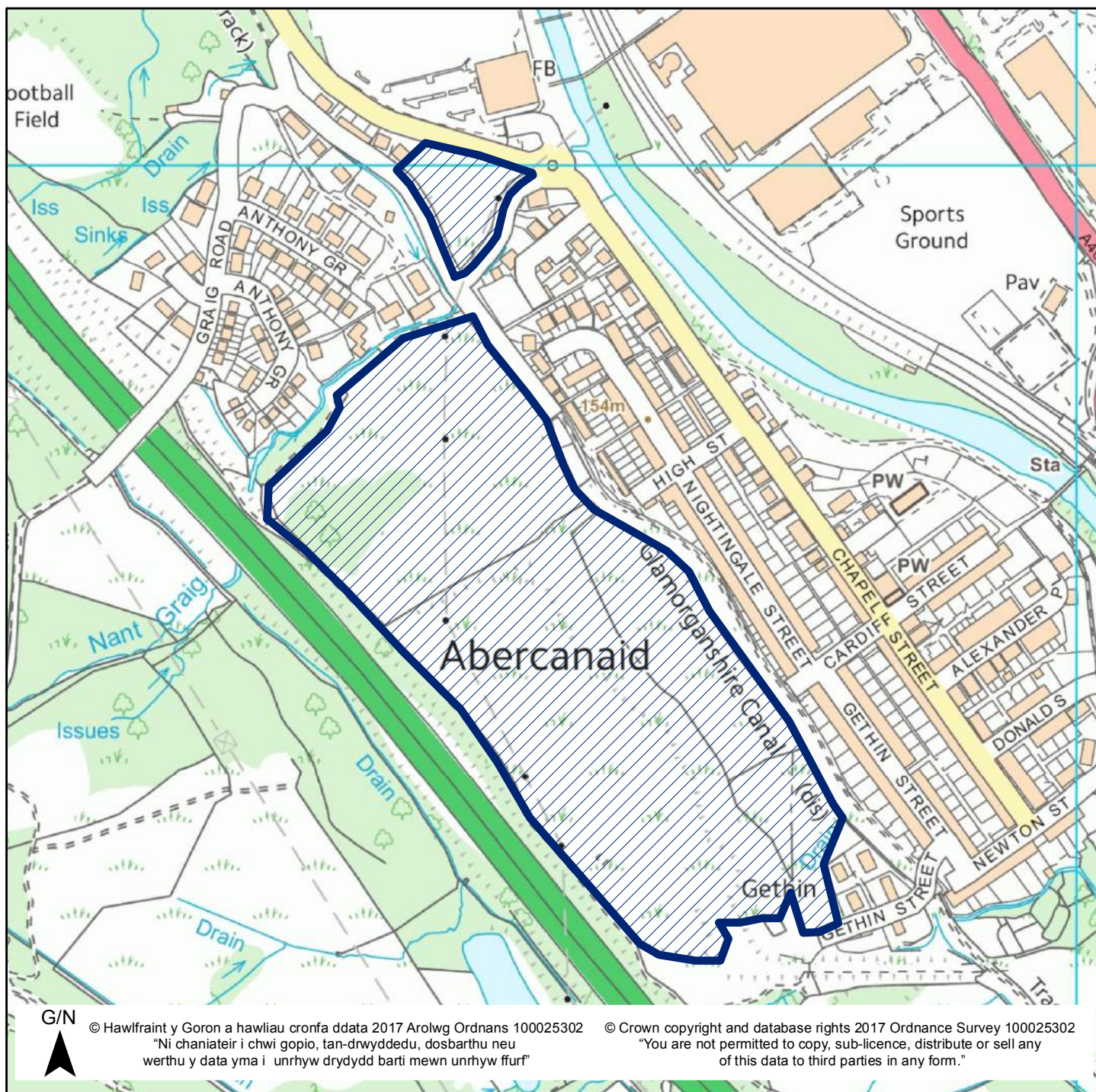
Site Name / Enw'r Safle Land West of Gethin Road, Abercanaid

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Horse grazing/Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305596 Gogleddiad / Northing 203641



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 68  
**Site** Land West of Gethin Road, Abercanaid  
**Ward** Plymouth  
**Current** Horse grazing/Vacant land  
**Proposed** Residential  
**Co-ords** 305596, 203641

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The majority of the site is within 800m of the primary school and local services at Abercanaid. Parts of the site are also within 800m of the retail offering at Pentrebach Retail Park. All other services are over 800m away.
2	To maintain and enhance community and settlement identities.	-	The site is located within the existing settlement boundary, adjacent to the existing settlement of Abercanaid. Development at the site would result in a large addition to the settlement of Abercanaid, on a previously undeveloped site and could therefore lead to a significant change in the character of the community.
3	To support a sustainable level of population growth.	N/A	



4	To improve human health and well-being and reduce inequalities.	+	The majority of the site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and some sports/leisure facilities. The Taff Trail runs adjacent to the site.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 11 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is adjacent to a key cycling route (Taff Trail) and within a 800m of a train station. Parts of the site are within reasonable distance (400m) of a bus stop with a frequent service.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the large size of the site & the potential number of dwellings that could be erected, it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	The majority of the site is within the Abercanaid Fields SINC and contains areas of TPO/Ancient Woodland. Development at the site has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats
13	To minimise the demand for water and improve the water environment.	?	A water-course runs adjacent to the site. Further surveys considered necessary.

14	To minimise the risk of flooding.	?	Parts of the site are located within an areas at risk of surface water flooding. Further detailed assessment work is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	No designated heritage assets are within the site, however, a number of Listed Buildings are in close proximity to the site. 3 non-designated heritage assets are located within the site, and a small number are in close proximity. Further assessment considered necessary due to the size of the site.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site is not within a draft SLA and is within settlement limits, however it is entirely greenfield. The site has medium sensitivity in landscape terms and is located where the landscape or townscape character is well defined.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 69 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.56

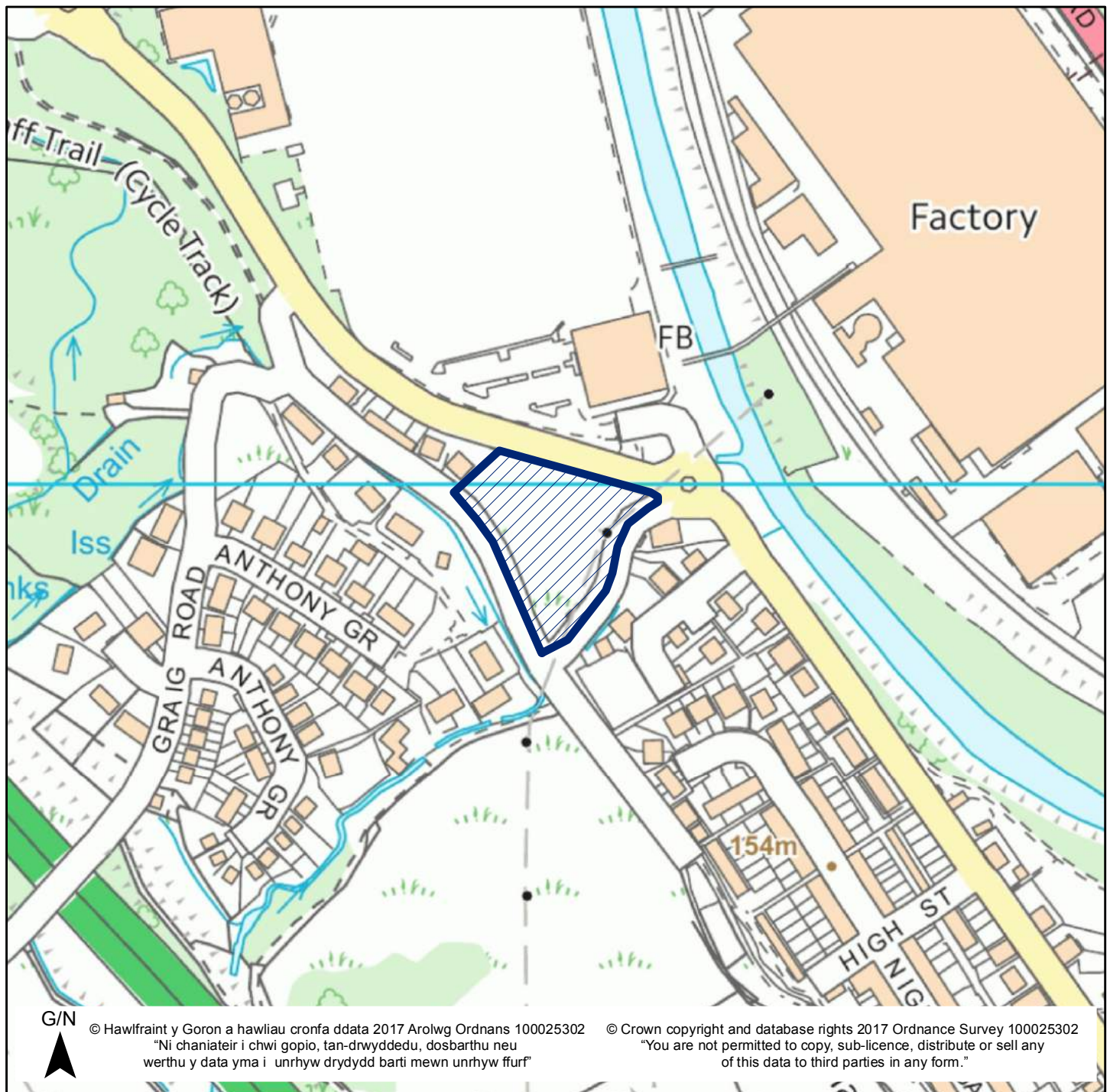
Site Name / Enw'r Safle Land known as The Lowes, Abercanaid

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant Scrubland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305521 Gogleddiad / Northing 203974



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 69  
**Site** Land known as The Lowes, Abercanaid  
**Ward** Plymouth  
**Current** Vacant Scrubland  
**Proposed** Residential  
**Co-ords** 305521, 203974

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is within 800m of the primary school and local services at Abercanaid and the retail offering at Pentrebach Retail Park. All other services are over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, adjacent to the existing settlement of Abercanaid. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and some sports/leisure facilities. The Taff Trail runs adjacent to the site.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.6 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is adjacent to a key cycling route (Taff Trail) and within a 800m of a train station. However, the site is not within reasonable distance (400m) of a bus stop with a frequent service.



9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new housing within the County Borough. Given the site's relatively modest size, it is not considered that its development would result in any issues in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is in close proximity to the Abercanaid Fields and Afon Taf SINCs. Given the site's small size development is not likely to have negative effects on any nationally or locally designated biodiversity.
13	To minimise the demand for water and improve the water environment.	0	A water-course runs adjacent to the site. Given the site's small size, development is unlikely to lead to any significant effects on water quality

14	To minimise the risk of flooding.	?	Parts of the site are located within a C2 flood zone and within areas at risk of surface water flooding (less susceptible). Further surveys considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within the site, however a Listed Building is in close proximity to the site. A small number of non-designated heritage assets are located in close proximity. Given the small size of the site and subject to appropriate design, development at the site option will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is not within a draft SLA and is within settlement limits, however it is entirely greenfield. Further assessment considered necessary.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 70 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1.31

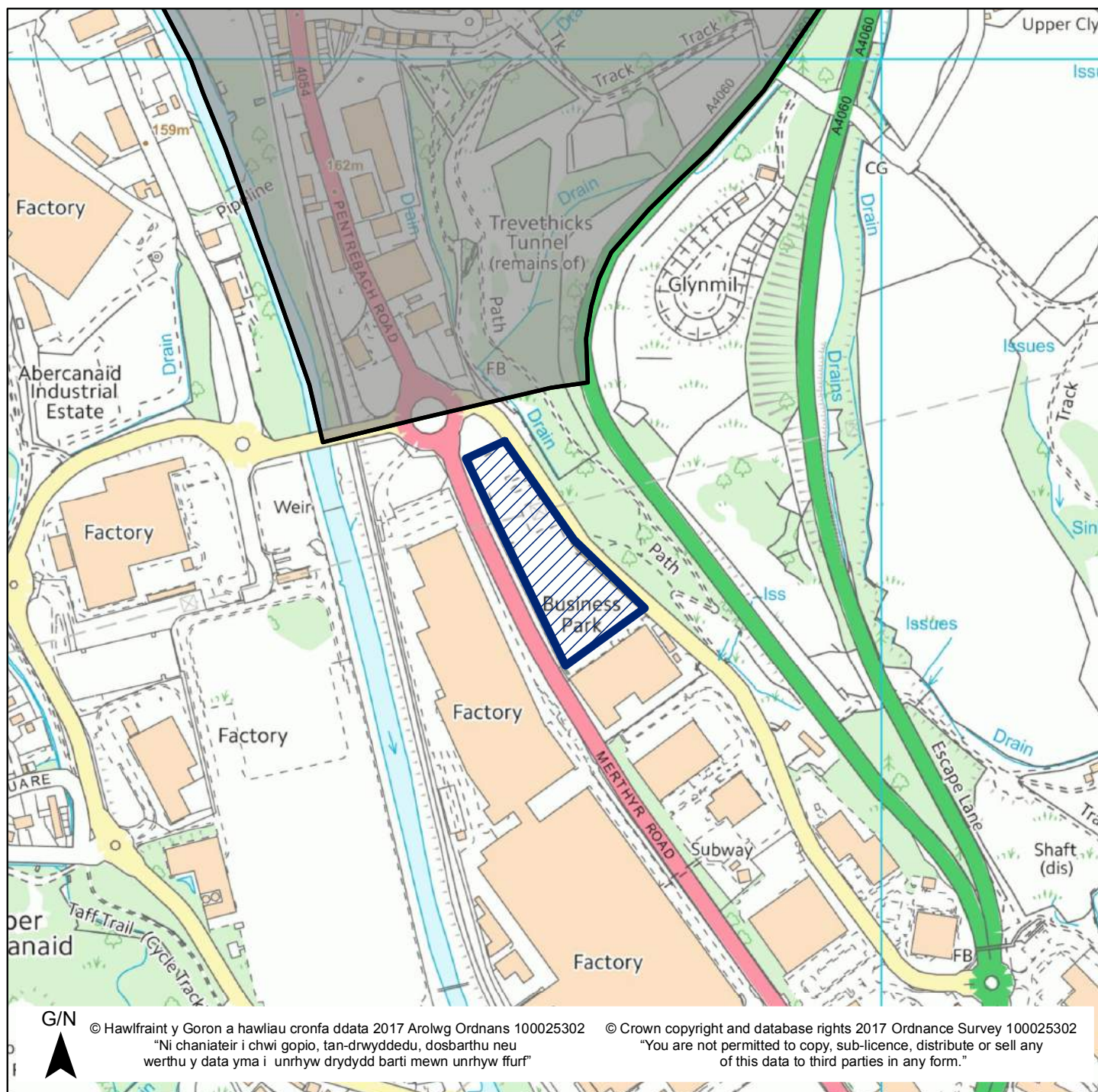
Site Name / Enw'r Safle Hoover Site 1

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant Land (Former car park)

Defnydd Arfaethedig / Proposed Use Residential/Employment/Retail

Dwyreiniad / Easting: 305685 Gogleddiad / Northing 204525



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywsegidig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 70  
**Site** Hoover Site 1  
**Ward** Plymouth  
**Current** Vacant Land (Former car park)  
**Proposed** Residential/Employment  
**Co-ords** 305685, 204525

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	Apart from Pentrebach Retail Park, services and facilities are over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, adjacent to the commercial area of Triangle Business Park & the former Hoover site. The site is brownfield and previously contained a car park serving the adjacent commercial buildings. The site would therefore allow the community to grow sustainably.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. The Trevithick Trail and Taff Trail run near to the site. However sports and leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 1.3 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Trevithic Trail), is within reasonable distance (400m) of a bus stop with a frequent service and within a 800m of a train station.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (employment, residential & retail), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	No local or national designations in close proximity to the site. Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality, surveys considered necessary.



14	To minimise the risk of flooding.	+	The site is not within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are in close proximity to the site, however the Trevethick Tunnel is within 150m of the site. Development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	Development at the site would regenerate previously developed land (PDL) that is currently vacant.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 71 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 16.01

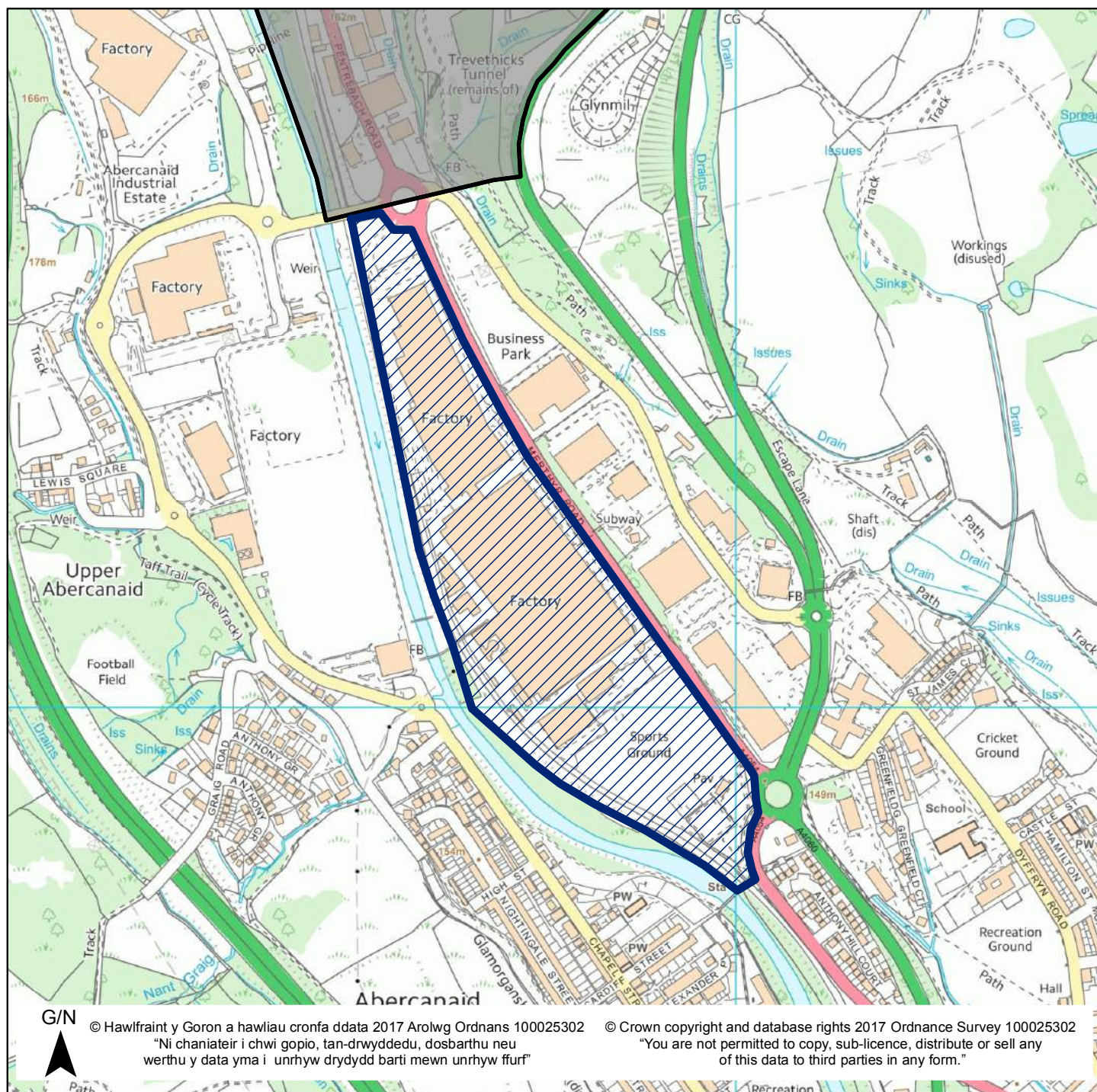
Site Name / Enw'r Safle Hoover Site 2

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant Land (Former car park)

Defnydd Arfaethedig / Proposed Use Residential/Employment/Retail

Dwyreiniad / Easting: 305747 Gogleddiad / Northing 204150



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Cofrestr Safle Ymgeisydd - Gorffennaf 2017/ Candidate Sites Register- July 2017**

**Candidate Site Sustainability Appraisal**

**Site Ref.** 71  
**Site** Hoover Site 2  
**Ward** Plymouth  
**Current** Partially vacant, partially commercial, partially cricket pitch  
**Proposed** Residential/Employment/Retail  
**Co-ords** 305748, 204165

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The majority of the site is within 800m of the primary school and local services at Abercanaid and Pentrebach. The site is also within 800m of the retail offering at Pentrebach Retail Park, however other services are over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, adjacent to the commercial area of Triangle Business Park. The site would therefore allow the community to grow sustainably.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and parts of the site are within 400m of some sports facilities. The Trevithick Trail & Taff Trail run near to the site. Other sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 16 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is near key cycling routes (Trevithick & Taff Trail). The site is within reasonable distance (400m) of a bus stop with a frequent service and within a 800m of a train station. Given the site's size, central position and position adjacent to the railway line, it offers the potential to enhance the sustainable travel network.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (employment, residential & retail), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The majority of the site is brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The Afon Taf SINC is adjacent to the site. An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	?	The River Taff runs adjacent to the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.

14	To minimise the risk of flooding.	?	Parts of the site are located in an area at risk of surface water flooding. Further assessment is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The majority of site is brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	A number of Listed Buildings and non-designated heritage assets are in proximity to the site. Given the scale of the site, there is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is not within a draft SLA and is within settlement limits. Development at the site would regenerate previously developed land (PDL).



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 72 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.55

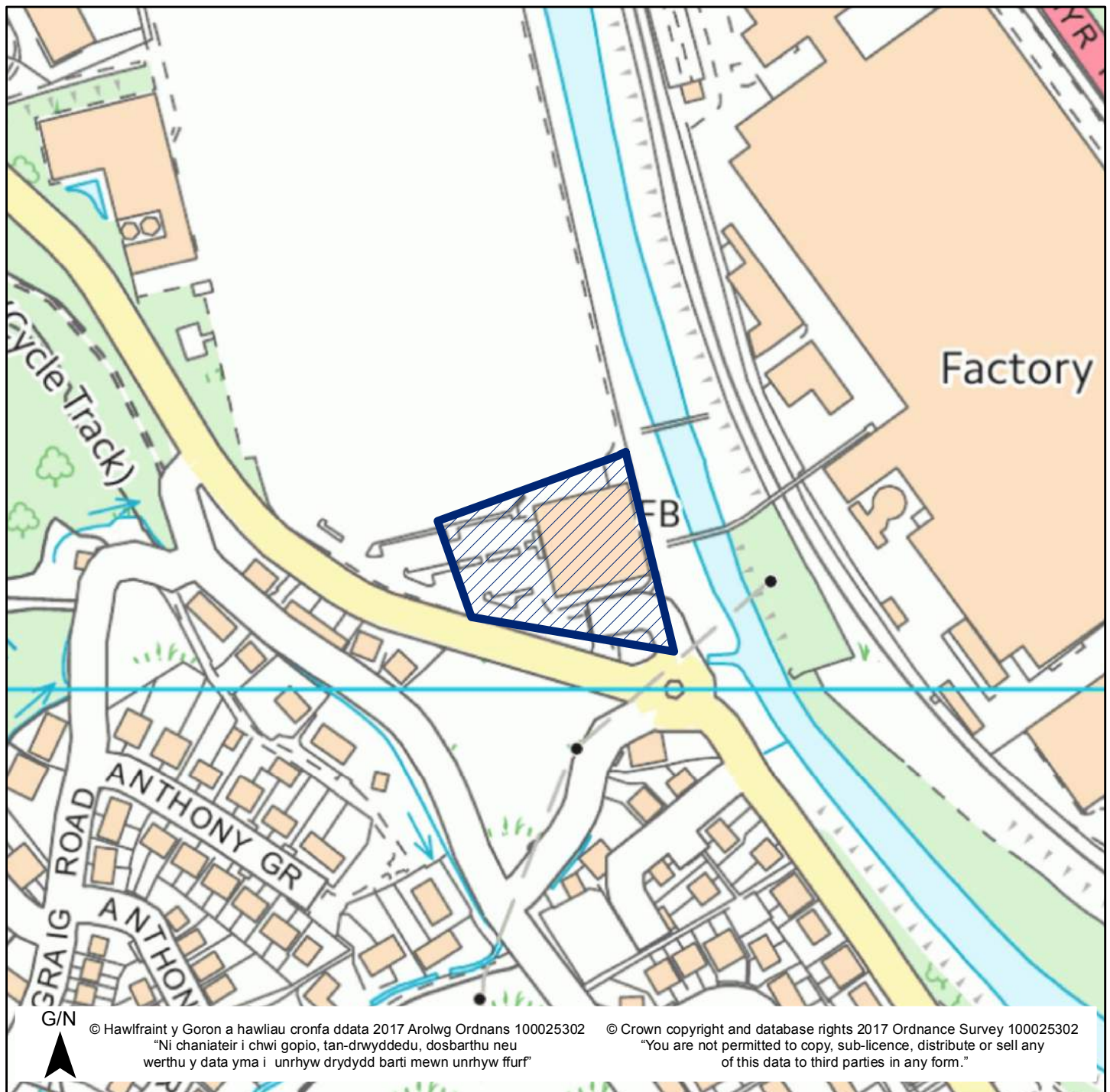
Site Name / Enw'r Safle Hoover Site 3

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant Land (Former car park)

Defnydd Arfaethedig / Proposed Use Residential/Employment/Retail

Dwyreiniad / Easting: 305544 Gogleddiad / Northing 204057



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 72  
**Site** Hoover Site 3  
**Ward** Plymouth  
**Current** Vacant Land (part of former factory site)  
**Proposed** Residential/Employment/Retail  
**Co-ords** 305544, 204057

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is within 800m of the primary school and local services at Abercanaid and the retail offering at Pentrebach Retail Park. All other services are over 800m away.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, adjacent to the settlement of Abercanaid. The site is brownfield and contains former industrial buildings. The site would therefore allow the community to grow sustainably.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and parts of the site are within 400m of some sports facilities. The Taff Trail runs near to the site. Other sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.6 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Taff Trail). The site is within reasonable distance (800m) of a train station. The site is not within reasonable distance (400m) of a bus stop with a frequent service

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (employment, residential & retail), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The majority of the site is brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The Afon Taf SINC is adjacent to the site. An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	?	The River Taff runs adjacent to the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.

14	To minimise the risk of flooding.	?	The site is partially located within a C2 flood zone and in an area at risk of surface water flooding. Further assessments are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The majority of site is brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	A number of Listed Buildings and non-designated heritage assets are in proximity to the site, however given the existing development on the site, redevelopment is unlikely to have any significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	Development at the site would remove an eyesore and/or would regenerate previously developed land (PDL) that is currently having a negative effect on the landscape/ townscape.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 73 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 5.03

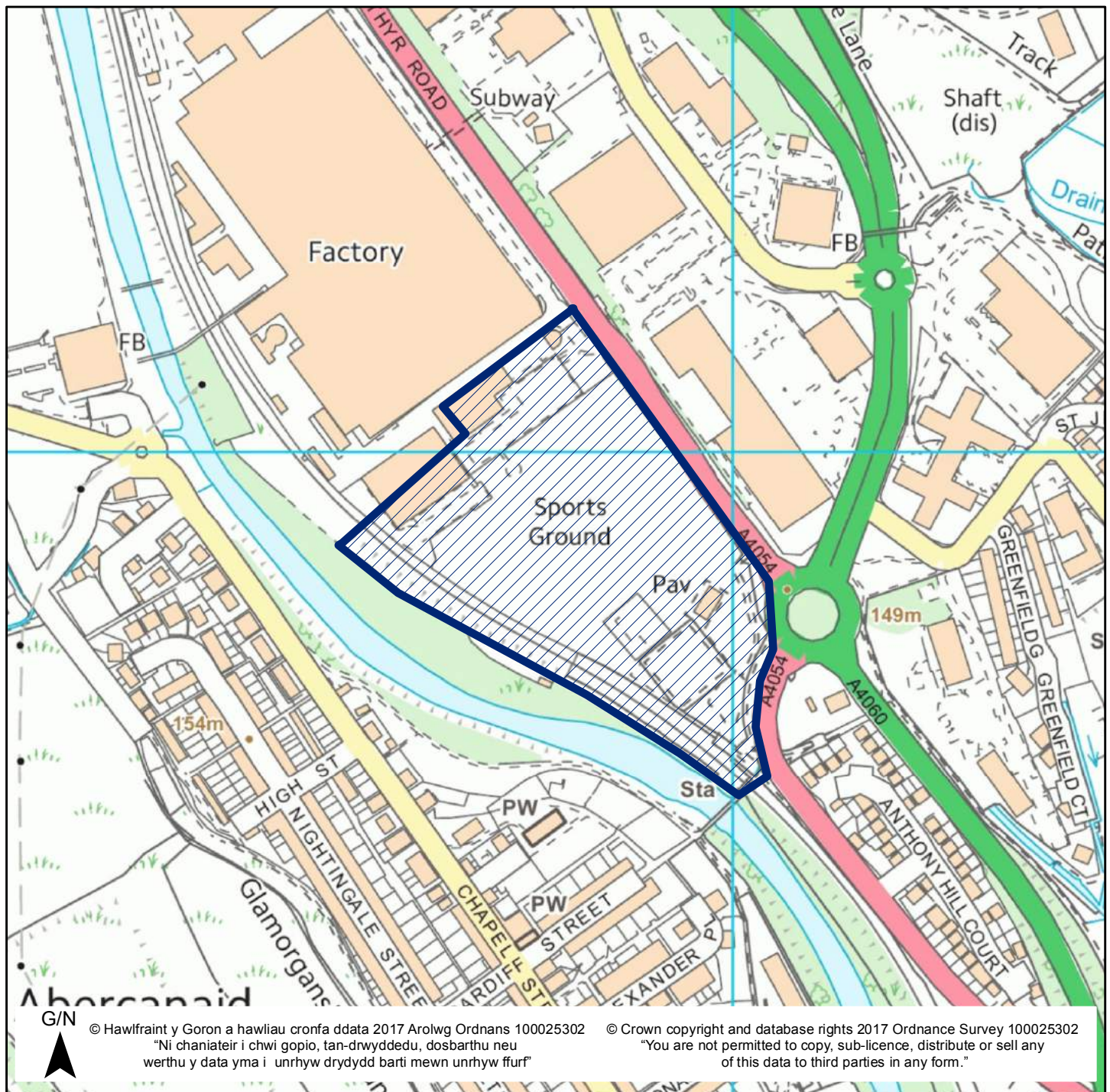
Site Name / Enw'r Safle Hoover Factory Sports Grounds

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Sports Ground

Defnydd Arfaethedig / Proposed Use Residential/Employment/Retail

Dwyreiniad / Easting: 305899 Gogleddiad / Northing 203931



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).



**Candidate Site Sustainability Appraisal**

**Site Ref.** 73  
**Site** Hoover Factory Sports Grounds  
**Ward** Plymouth  
**Current** Sports Ground  
**Proposed** Residential/Employment/Retail  
**Co-ords** 305899, 203955

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is within 800m of the retail offering at Pentrebach Retail Park, & the local schools, services & facilities at Abercanaid.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, close to the commercial area of Pentrebach Retail Park & the Hoover factory and would support the sustainable growth of the community.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and within 400m of some sports facilities. The Taff Trail & Trevithick Trail run near to the site. Other sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 5.03 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near key cycling routes (Trevithick & Taff Trail) and is within reasonable distance (800m) of Pentrebach train station and a bus stop with a frequent service (400m).

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (employment, residential & retail), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is previously developed land, currently used as a sports ground, and will not result in the loss of any agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The Afon Taf SINC is adjacent to the site. An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	?	The River Taff runs adjacent to the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.

14	To minimise the risk of flooding.	?	Parts of the site are located in an area at risk of surface water flooding. Further assessment is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is previously developed land and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	A number of non-designated heritage assets are in close proximity to the site, however development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is within the existing settlement boundary. The site is previously developed land used as a playing field. An element of uncertainty exists until more detailed lower level assessments have been carried out.



**Candidate Site Sustainability Appraisal**

**Site Ref.** 74  
**Site** Hoover factory facade, gatehouse and sports ground  
**Ward** Plymouth  
**Current** Sports Ground/Industrial  
**Proposed** Sports Ground  
**Co-ords** 305899, 203955

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	Parts of site are within 800m of the retail offering at Pentrebach Retail Park, & the local schools, services & facilities at Abercanaid.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, adjacent to the commercial area of Pentrebach Retail Park & the Hoover factory.
3	To support a sustainable level of population growth.	N/A	



4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and is within 400m of some sports facilities. The Taff Trail & Trevithick Trail run near to the site. Other sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	N/A	Proposed use is as a sports ground and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near key cycling routes (Trevithick & Taff Trail). The site is within reasonable distance (800m) of Pentrebach train station and a bus stop with a frequent service (400m).

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with new development within the County Borough. It is not considered that the proposed use as a sportsground would result in any issues in relation to utilities or connections.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The proposed use as a sportsground will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The Afon Taf SINC is adjacent to the site. However, considering the proposed use as a sportsground, the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	The River Taff runs adjacent to the site. However, considering the proposed use as a sportsground, the site option is unlikely to lead to any significant effects on water quality.

14	To minimise the risk of flooding.	0	The site is partially located within an area at risk of surface water flooding. However, as no development is proposed the site option has the potential for a residual neutral effect.
15	To protect and conserve soil and safeguard mineral resources.	++	The site will not hinder the future extraction of safeguarded minerals resources. The proposed use of the site would as a sportsground would not result in the removal of soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	A number of non-designated heritage assets are in proximity to the site, however the continued use of the site as a sportsground will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	The continued use of the site as a sportsground has the potential for minor positive effects.
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	++	The site is within the existing settlement boundary and the proposed use of the site would maintain the nature of the site.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 75 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 33.18

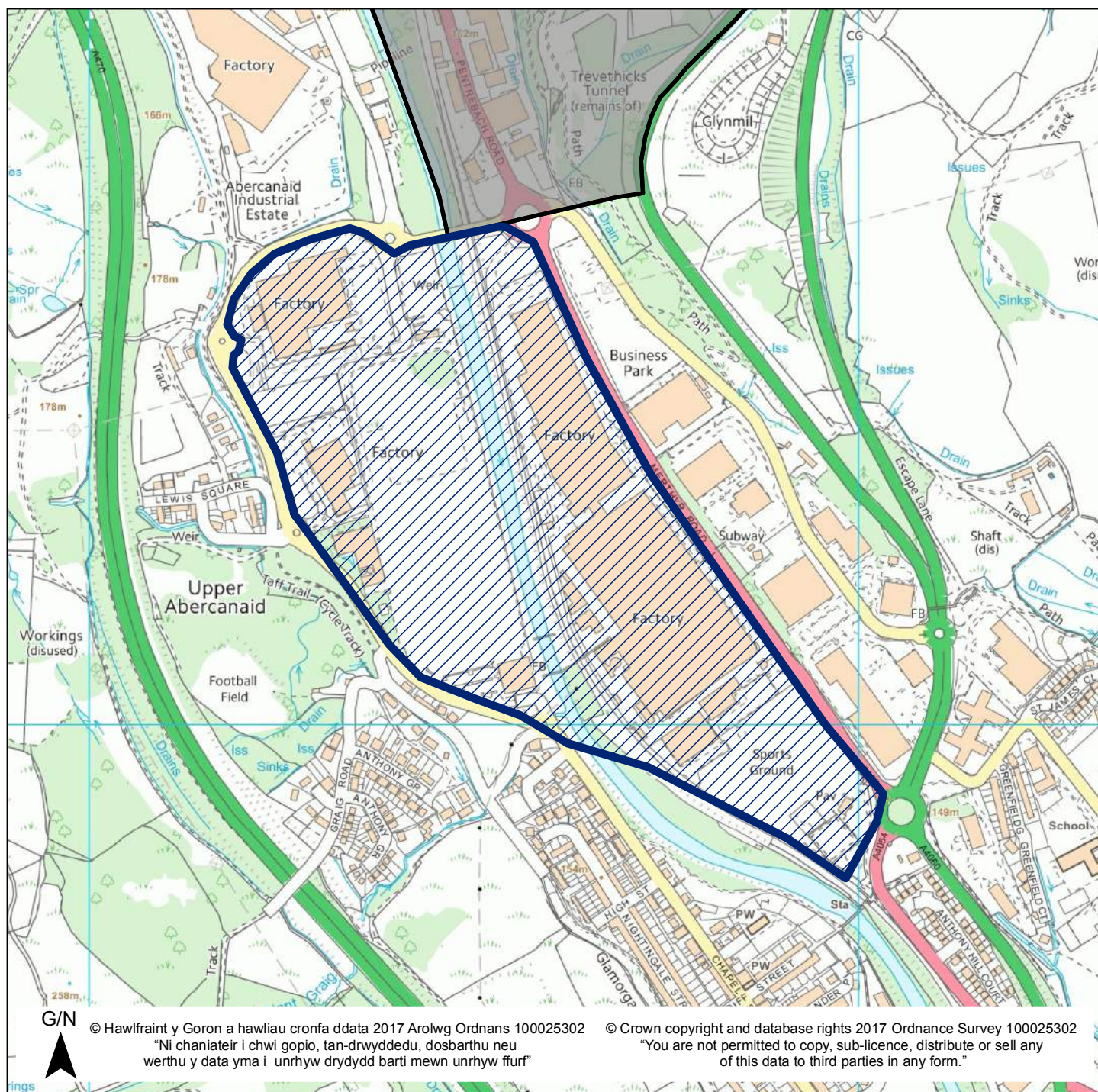
Site Name / Enw'r Safle Hoover Factory Site, Pentrebach

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Industrial

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305565 Gogleddiad / Northing 204263



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 75  
**Site** Hoover Factory Site, Pentrebach  
**Ward** Plymouth  
**Current** Industrial  
**Proposed** Residential  
**Co-ords** 305563, 204267

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	Approximately half the site is within 800m of the primary school and local services at Abercanaid and Pentrebach. The majority of the site is within 800m of the retail offering at Pentrebach Retail Park.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, adjacent to the commercial area of Triangle Business Park & adjacent to the settlement of Abercanaid. The site is brownfield and contains industrial buildings (& associated external areas) & a cricket pitch & pavilion. The site would therefore allow the community to grow sustainably.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and parts of the site are within 400m of some sports facilities. The Trevithick Trail & Taff Trail run near to the site. Other sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 33 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is near key cycling routes (Trevithick & Taff Trail). The site is within reasonable distance (400m) of a bus stop with a frequent service and within a 800m of a train station. Given the site's size, central position and position adjacent to the railway line, it offers the potential to enhance the sustainable travel network.



9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the size of the site, it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Part of the site is within the Afon Taf SINC, i.e. the River Taff runs through the site. An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	?	The River Taff runs through the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.

14	To minimise the risk of flooding.	?	The site is partially located within a C2 flood zone and in an area at risk of surface water flooding. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	++	The majority of site is brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	A number of Listed Buildings and non-designated heritage assets are in proximity to the site (one is within the site). There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	++	The site is within the existing settlement boundary. Development would regenerate previously developed land and buildings (PDL) some of which is having a negative effect on the landscape/ townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 76 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 3.7

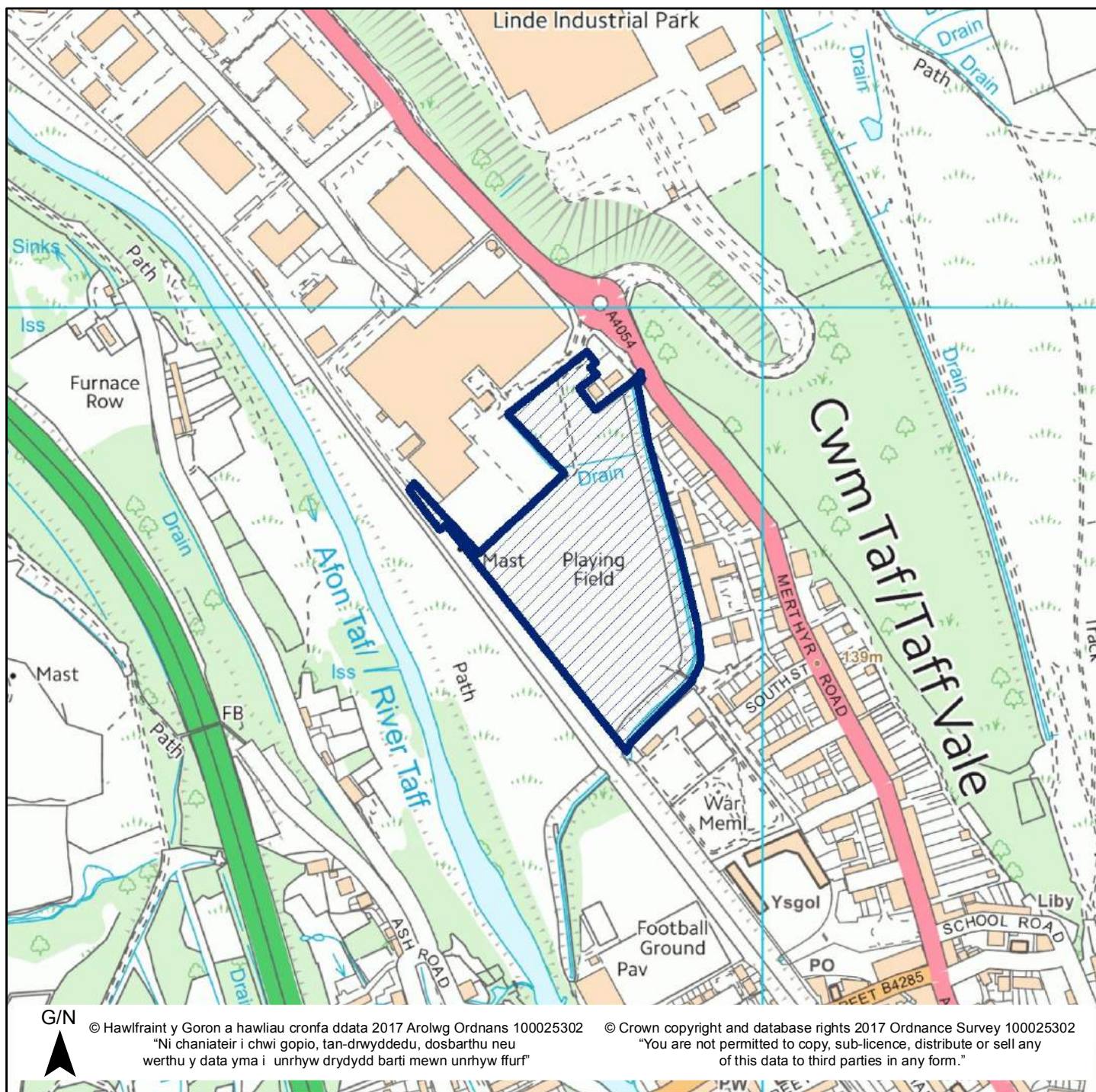
Site Name / Enw'r Safle Land south of Merthyr Tydfil Industrial Park/Sekis

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Employment

Dwyreiniad / Easting: 306857 Gogleddiad / Northing 202785



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 76  
**Site** Land south of Merthyr Tydfil Industrial Park/Sekis  
**Ward** Plymouth  
**Current** Vacant land  
**Proposed** Employment  
**Co-ords** 306857, 202785

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is within 800m of a primary school and the local services & facilities at Troedyrhiw.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the commercial area of Merthyr Tydfil Industrial Park & the existing settlement of Troedyrhiw. The site would therefore support the character and identity of a community area experiencing Multiple Deprivation (LSOA - W01001312: Plymouth 1) by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	--	Development at the site option would result in a net loss of open/recreational space (Open Space Strategy Troedyrhiw Playing Fields OS_ID 124) in an area already deficient in open space.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is employment and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Trevithick Trail), a train station (800m) and a bus stop with a frequent service (400m).

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (employment), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site contains mature vegetation and so an element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	?	A water-course runs along the eastern boundary of the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.



14	To minimise the risk of flooding.	?	Parts of the site are located within a C2 flood zone and within areas at risk of surface water flooding (less susceptible). Further surveys considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated or non-designated heritage assets are within or in close proximity to the site. Development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-y-grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is within the existing settlement boundary, however it is greenfield and so an element of uncertainty exists until more detailed lower level assessments have been carried out.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 77 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.16

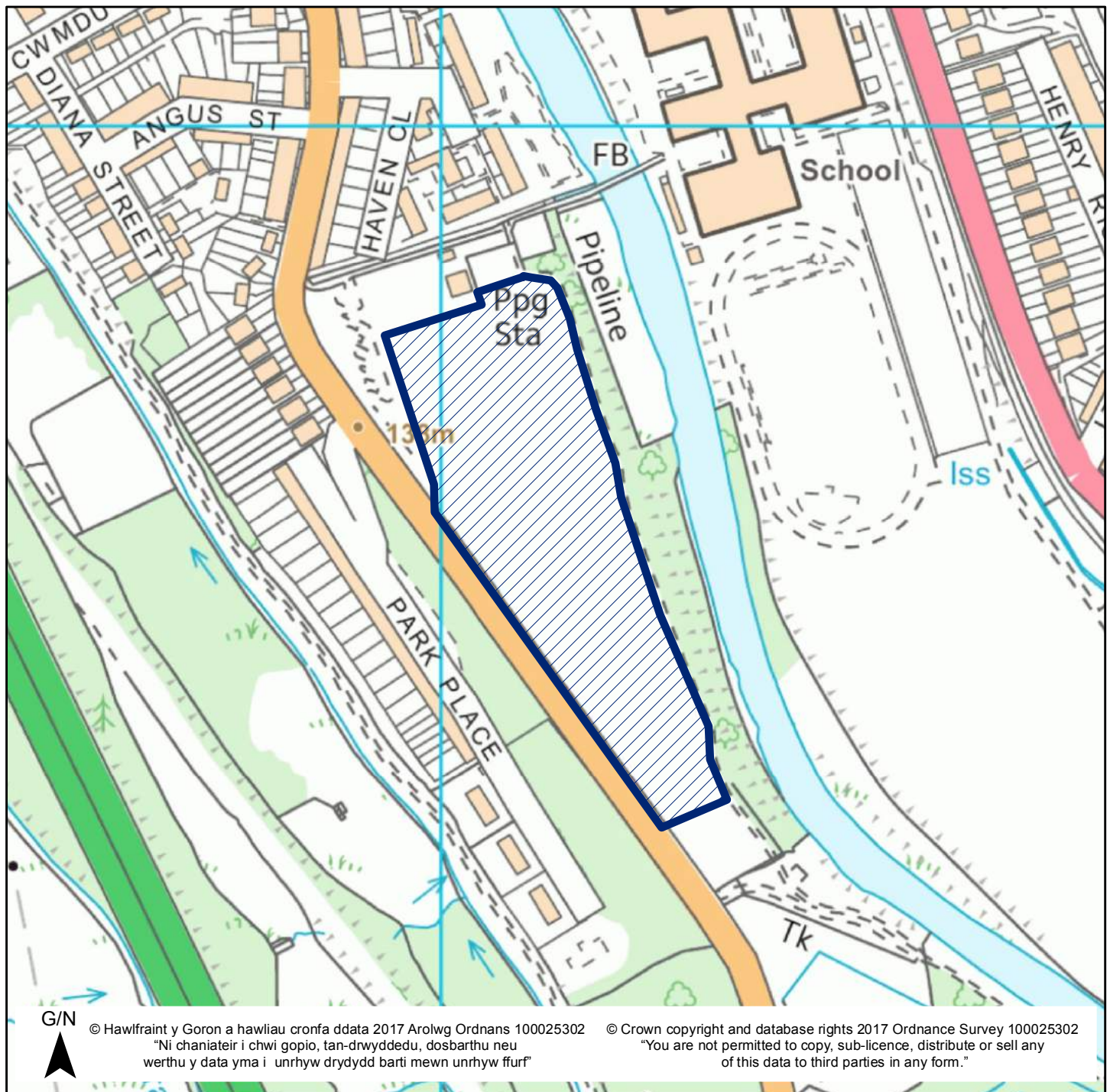
Site Name / Enw'r Safle West Bank - Land across river from Afon Taf

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 307059 Gogleddiad / Northing 201791



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynyddedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 77  
**Site** West Bank - Land across river from Afon Taf  
**Ward** Plymouth  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 307059, 201791

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is within 800m of the local schools, services & facilities at Troedyrhiw.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and adjacent to the existing settlement of Troedyrhiw. The site would therefore support the character and identity of a community area experiencing Multiple Deprivation (LSOA - W01001312: Plymouth 1) by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS and parts of the site are within 400m of some sports facilities. The Taff Trail run near to the site. Other sports/leisure facilities are over 400m away.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 2.2 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Taff Trail), is within reasonable distance (800m) of a train station and within reasonable distance (400m) of a bus stop with a frequent service.

9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the potential number of dwellings that could be erected on the site, it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The Afon Taf & Glamorganshire Canal SINCs are adjacent to the site, as well as an area of TPO/Ancient Woodland. An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	?	The Rive Taff runs in close proximity to the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.

14	To minimise the risk of flooding.	?	The site is partially located within a C2 flood zone & an area at risk of surface water flooding. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within or in close proximity to the site. One non-designated asset is in close proximity. Development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-y-grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is within the existing settlement boundary, however the site is greenfield and so an element of uncertainty exists until more detailed lower level assessments have been carried out.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 78 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 11.21

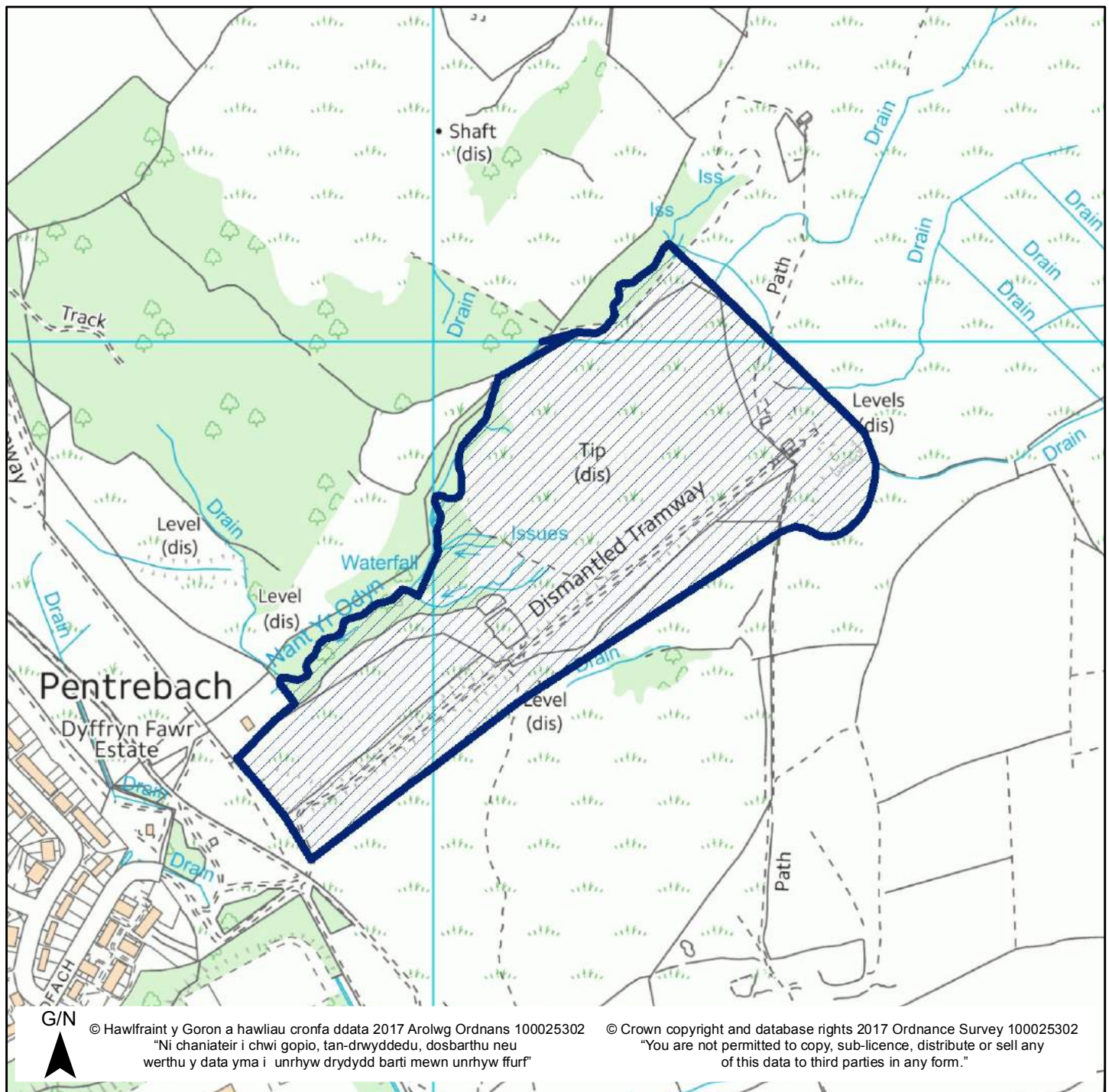
Site Name / Enw'r Safle Ski Slope

Ward / Ward Plymouth

Defnydd Cyfredol / Current Use Vacant land (former ski slope)

Defnydd Arfaethedig / Proposed Use Tourism/Employment/Renewable Energy

Dwyreiniad / Easting: 307116 Gogleddiad / Northing 203831



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 78  
**Site** Ski Slope  
**Ward** Plymouth  
**Current** Vacant land (former ski slope)  
**Proposed** Tourism/Employment/Renewable Energy  
**Co-ords** 307116, 203831

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The majority of the site is more than 800m of the local schools, services & facilities at Pentrebach.
2	To maintain and enhance community and settlement identities.	-	The site is located outside the existing settlement boundary, but in close the existing settlement of Pentrebach. The site extends away, up the valley side, & away from Pentrebach. The site would, however, deliver development near a community area experiencing Multiple Deprivation (LSOA - W01001312: Plymouth 1).
3	To support a sustainable level of population growth.	N/A	

4	To improve human health and well-being and reduce inequalities.	--	Development at the site option would result in a net loss of open/recreational space (Open Space Strategy Duffryn / Nant yr Odin OS_ID 25) in an area already deficient in open space.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is Tourism/Employment/Renewable Energy and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is near a key cycling route (Trevithick Trail), however it is not within reasonable distance (800m) of a train station. The majority of the site is not within reasonable distance (400m) of a bus stop with a frequent service.

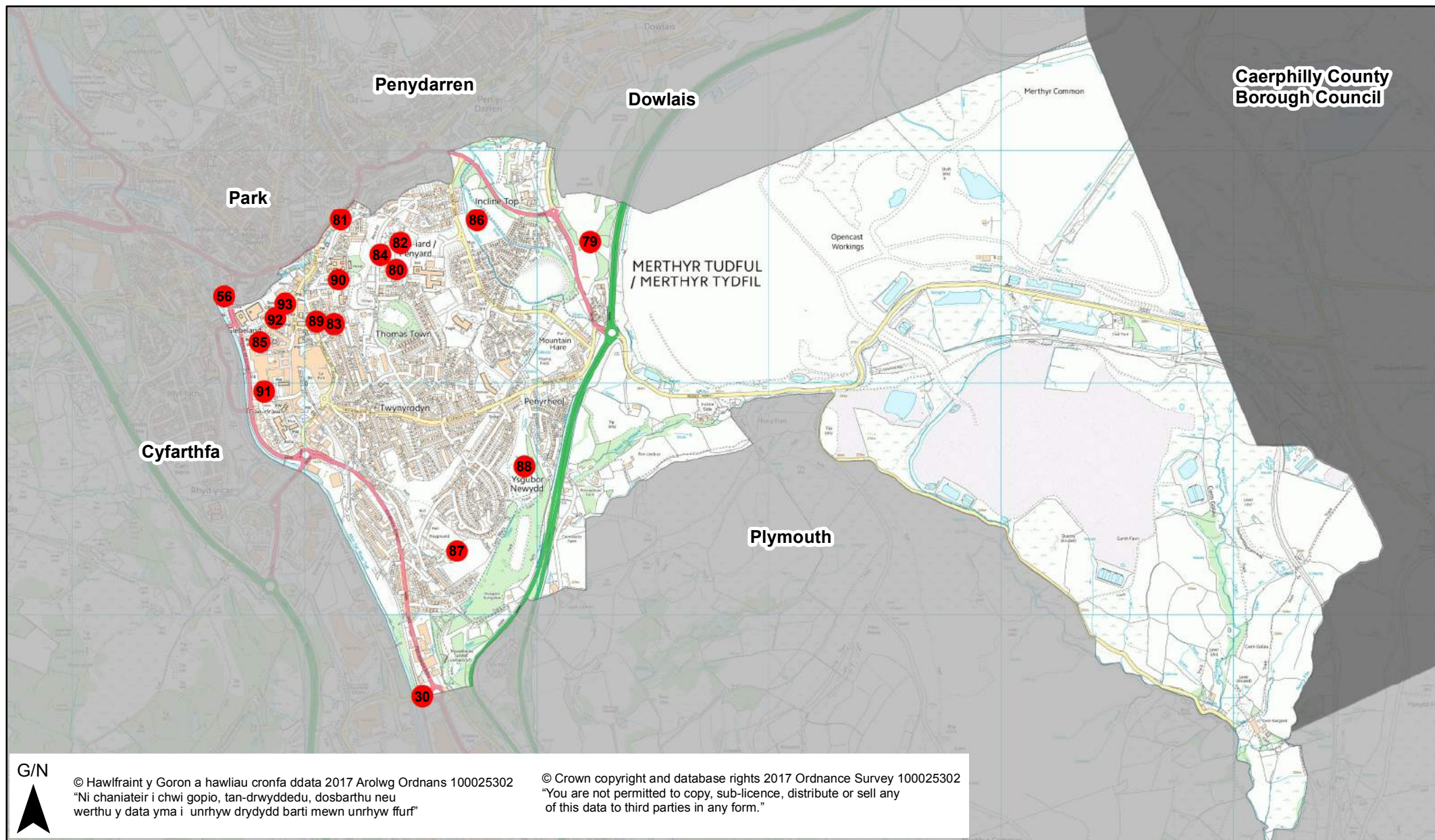
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	Utility providers have not indicated any major issues with new development within the County Borough. However, given the proposed use of the site (employment), it is considered that further surveys are necessary.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	++	The site is promoted for the generation of renewable and low carbon energy.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	The site is within the Pentrebach tip & Troedyrhiw SINCs, & partly within an area of TPO/Ancient Woodland. Development at the site option has the potential for negative effects on sites designated as being of local importance.
13	To minimise the demand for water and improve the water environment.	?	A water-course runs in close proximity to the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.

14	To minimise the risk of flooding.	?	Parts of the site are located in an area at risk of surface water flooding. Further assessment is considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil. The majority of the site is within a coal safeguarding area (MTAN 2 Coal 2009, & Minerals Resources Map for South East Wales, 2010).
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within or in close proximity to the site. A small number of non-designated assets are within the site & in close proximity. Development at the site option will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-y-grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site is outside the existing settlement boundary and is greenfield. The site is in an elevated & prominent position. The site option has medium sensitivity in landscape terms & is located where the landscape character is well defined in the Merthyr Tydfil Landscape of Historic Interest.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031 Merthyr Tydfil Local Development Plan 2016 - 2031

## Map Safle Ymgeisydd Ward Y Dref Town Ward Candidate Site Map





# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 79 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 5.97

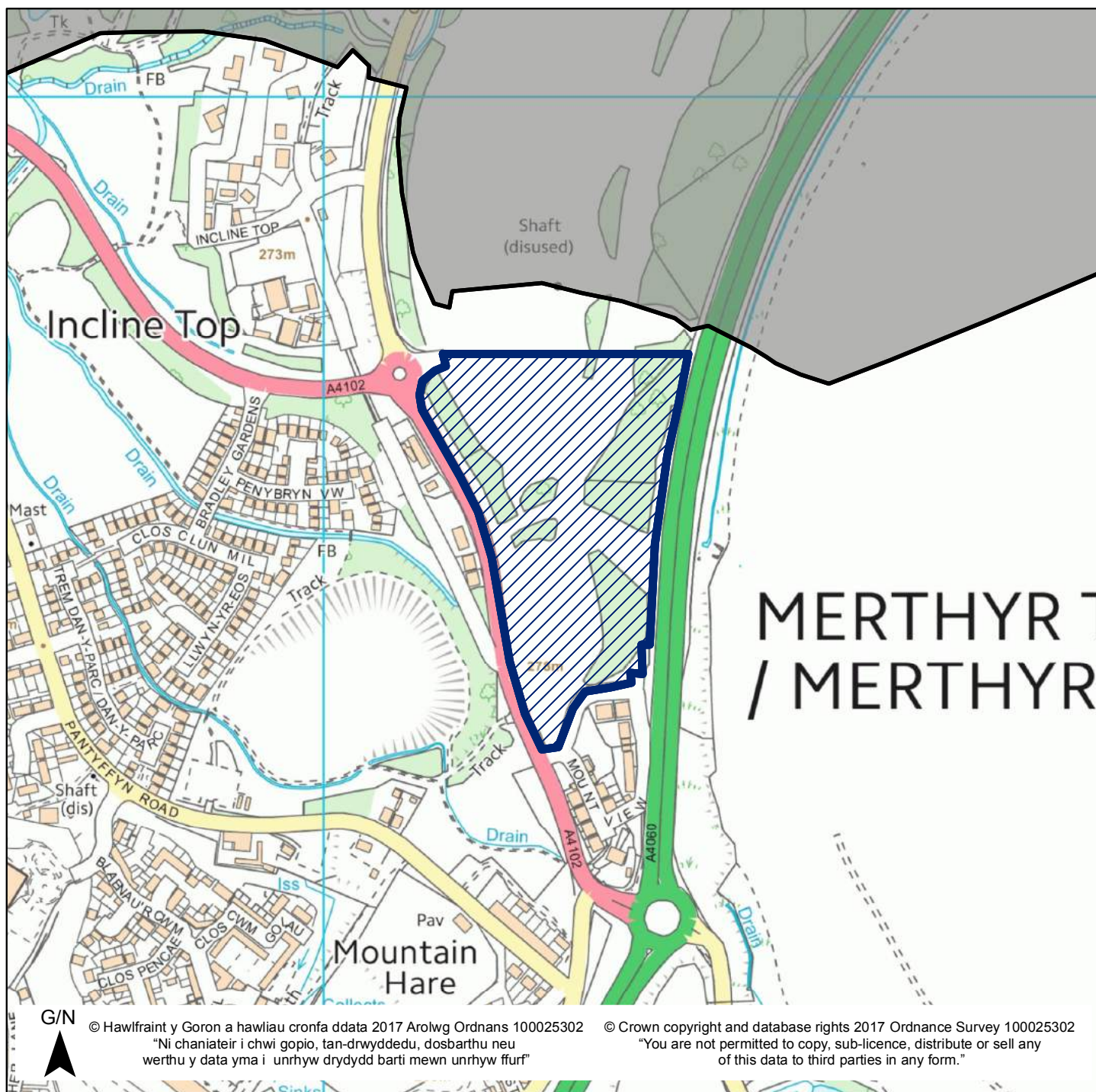
Site Name / Enw'r Safle Goatmill Road (Residential)

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306229 Gogleddiad / Northing 206608



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 79  
**Site** Goatmill Road (Residential)  
**Ward** Town  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 306229, 206608

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The majority of the site is within 800m of the local services, facilities & schools of Twynyrodyn/Penyard.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and on the outskirts of the settlement of Twynyrodyn/Penyard. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001317 Town 3), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS. Some sports facilities (private gyms and sports fields) are also located within 400m. The site would also deliver new development in an area of higher deprivation (LSOA - W01001317 Town 3).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The area of the site is 6 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	Parts of the site are within reasonable walking distance to bus stops (400m) with a frequent service. It is not within 800m of a train station or within 100m of an active travel route and key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the size of the site, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	The site is not in within any locally or nationally designated biodiversity areas. However, it does contain mature vegetation and so further surveys may be required.
13	To minimise the demand for water and improve the water environment.	?	Water-courses run in close proximity to the site. Further surveys may be required.
14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less and intermediately susceptible according to EA guidance). Further studies are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and would not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	Development at the site will have no significant effect. There are no designated heritage assets within the site or in close proximity to it. 1 non-designated heritage asset is located within the site, and a number are in close proximity to it.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and on the outskirts of an existing settlement. It is not within a draft SLA. However, the site is partly greenfield land with mature vegetation. As such, further assessment is considered necessary.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 80 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.8

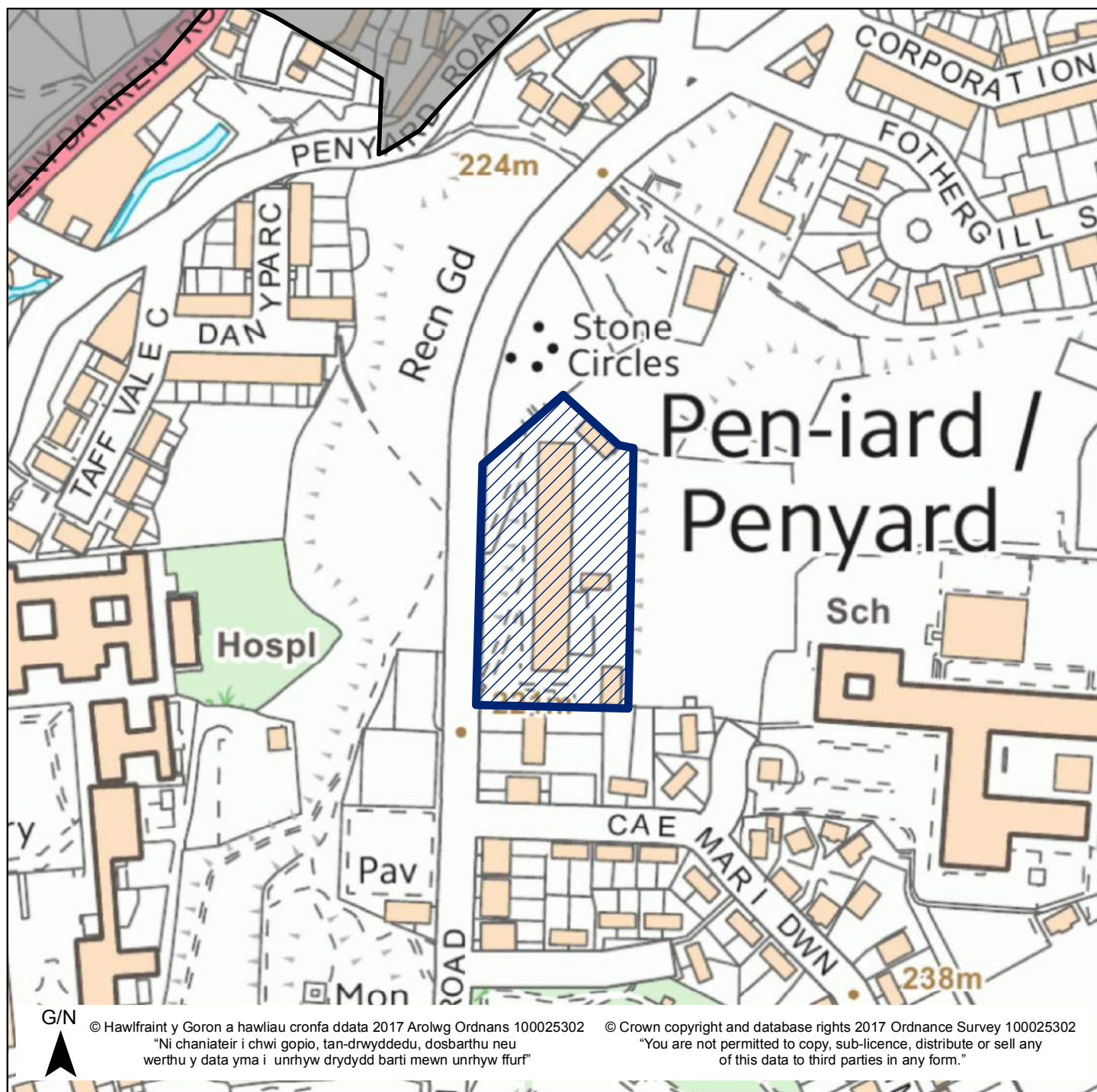
Site Name / Enw'r Safle Land at Queens Road (Former School)

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305355 Gogleddiad / Northing 206538



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).



**Candidate Site Sustainability Appraisal**

**Site Ref.** 80  
**Site** Land at Queens Road (Former School)  
**Ward** Town  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 305355, 206538

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Twynyrodyn/Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within the settlement of Twynyrodyn/Penyard. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001317 Town 3), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as an active travel route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001317 Town 3).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The area of the site is 0.8 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is not within 100m of an active travel route or key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are in close proximity or within the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less and intermediately susceptible according to EA guidance). Further studies are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	The site is adjacent to the Thomastown Conservation Area. The impact of development on the Conservation Area is uncertain.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary and within an existing settlement. Development would regenerate PDL that is currently having a minor negative effect on the townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 81 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.1

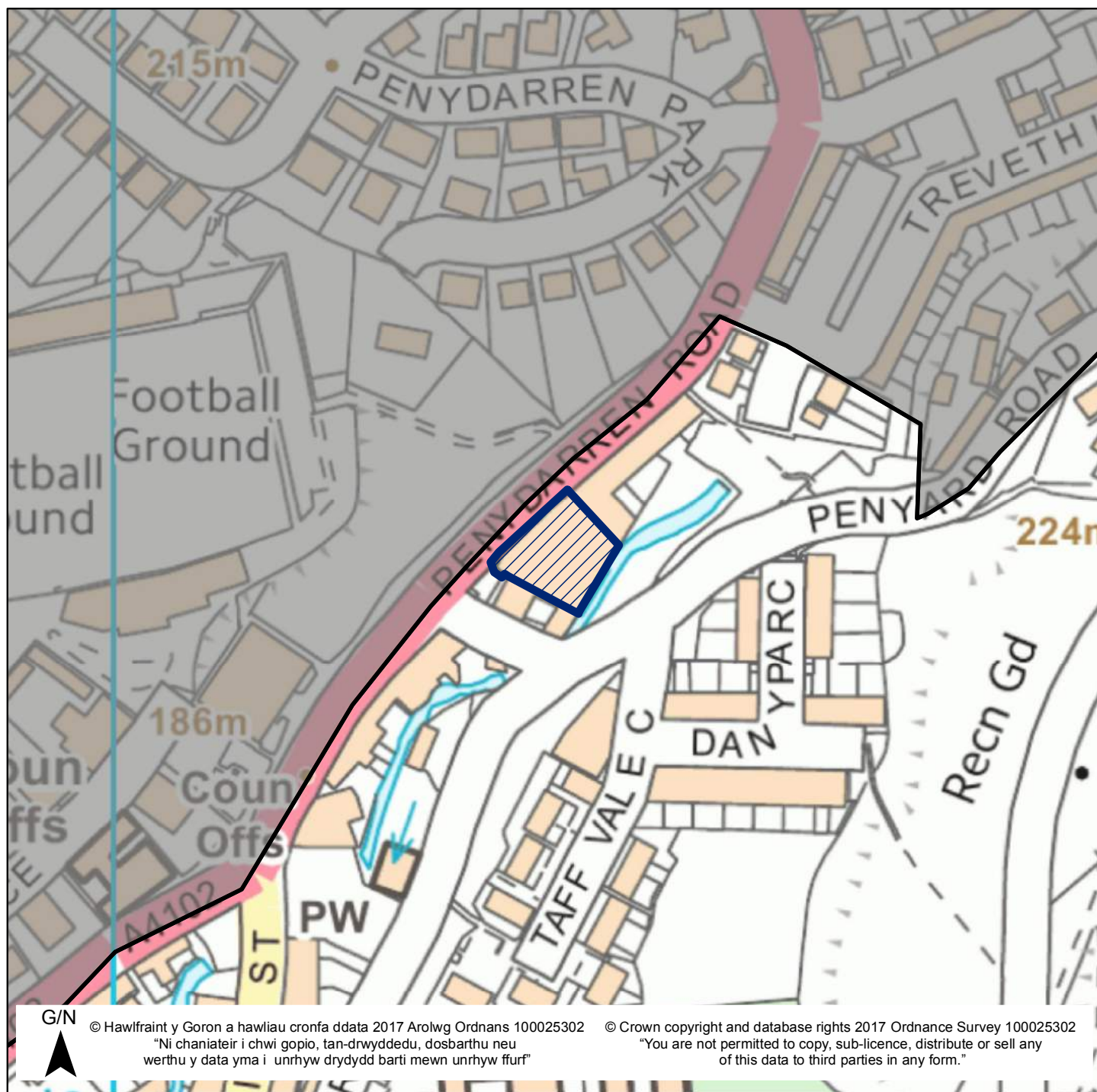
Site Name / Enw'r Safle Theatre Royal and Thespian House, Park Place

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant building

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305154 Gogleddiad / Northing 206704



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 81  
**Site** Theatre Royal and Thespian House, Park Place  
**Ward** Town  
**Current** Vacant building  
**Proposed** Residential  
**Co-ords** 305154, 206704

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Brecon Road & Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within Merthyr Tydfil town centre. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001315 Town 1), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001315 Town 1).



5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The area of the site is 0.1 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is not within 100m of an active travel route or key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	A water-course runs adjacent to the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	?	The site option is located predominantly within a C2 area of flood risk and is at risk of surface water flooding. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	--	The site is a Listed Building & is within the Town Centre Conservation Area. Development at the site option has the potential for a negative effect given the building's important interior.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary and within an existing settlement. Development would regenerate PDL that is currently having a minor negative effect on the townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 82 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1.47

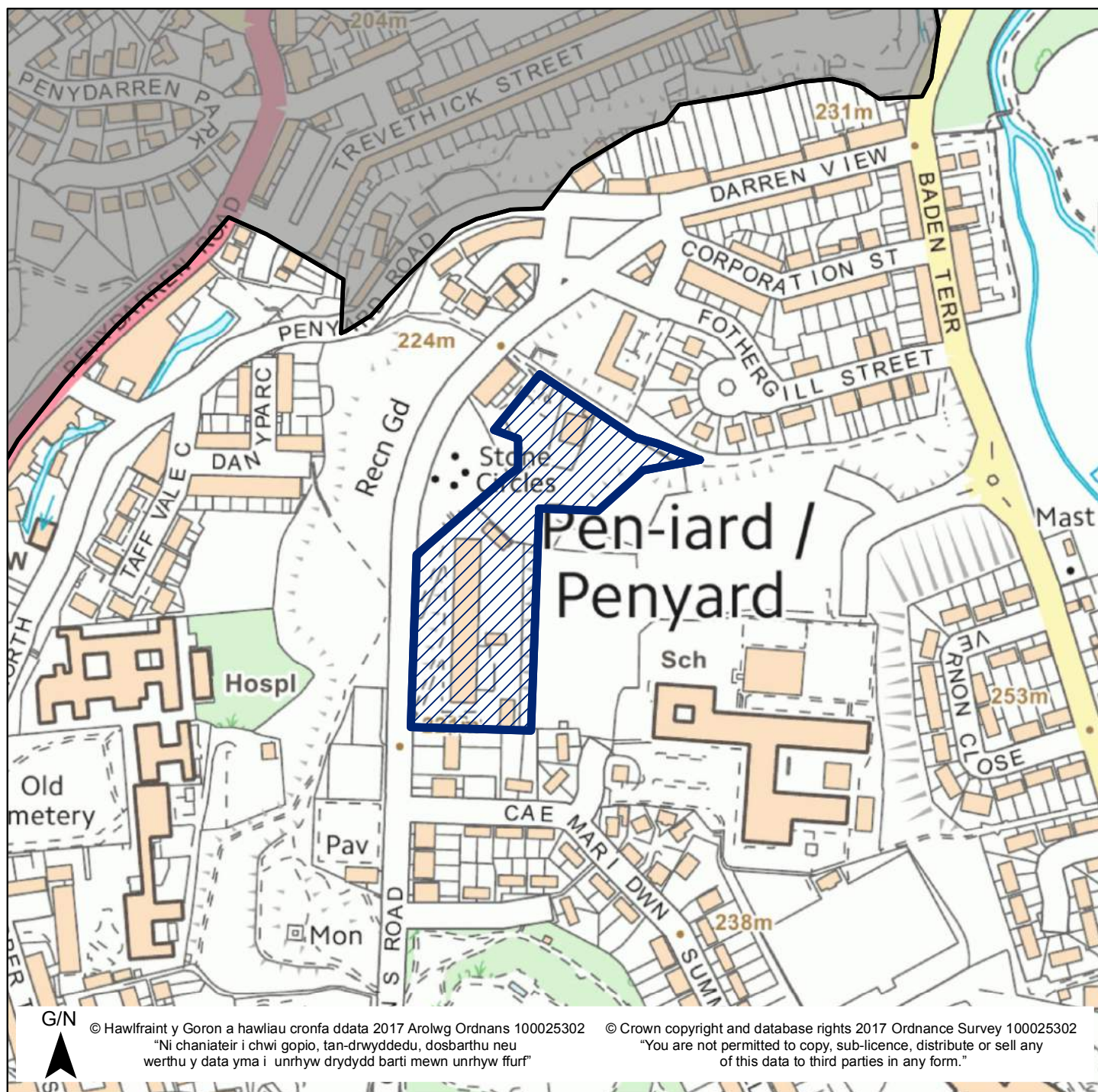
Site Name / Enw'r Safle Former School Site, Queens Road

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land/Residential

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305381 Gogleddiad / Northing 206578



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 82  
**Site** Former School Site, Queens Road  
**Ward** Town  
**Current** Vacant land/Residential  
**Proposed** Residential  
**Co-ords** 305381, 206578

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Twynyrodyn/Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within the settlement of Twynyrodyn/Penyard. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001317 Town 3), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as an active travel route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001317 Town 3).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The area of the site is 1.5 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is not within 100m of an active travel route or key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.



11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The majority of the site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are in close proximity or within the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	?	Parts of the site are within areas at risk of surface water flooding in parts of the site (less and intermediately susceptible according to EA guidance). Further studies are considered necessary.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is primarily brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	The site is adjacent to the Thomastown Conservation Area. The impact of development on the Conservation Area is uncertain.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary and within an existing settlement. Development would regenerate PDL that is currently having a minor negative effect on the townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 83 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.07

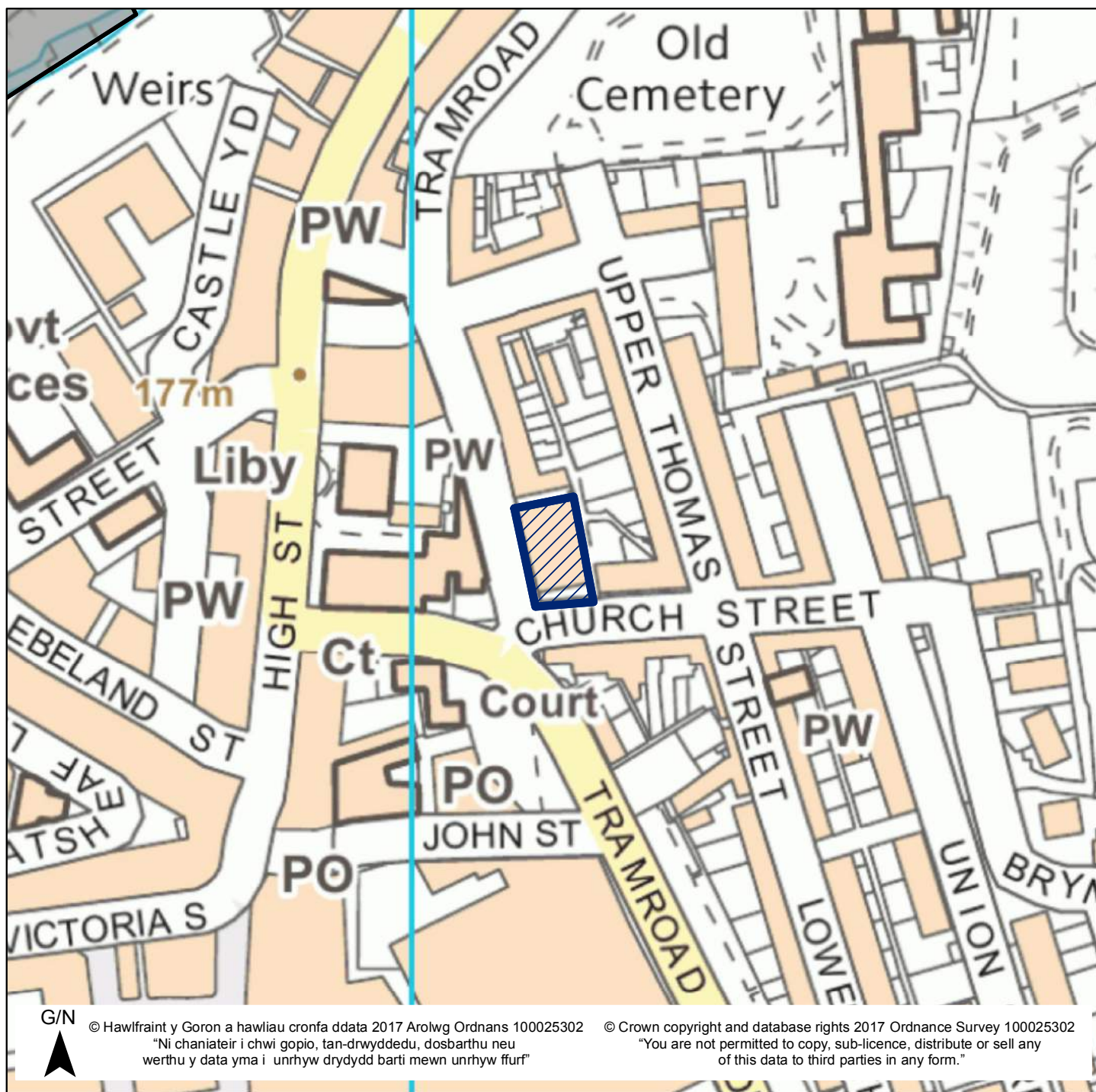
Site Name / Enw'r Safle Former Night Club, Church Street

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant building

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305050 Gogleddiad / Northing 206265



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 83  
**Site** Former Night Club, Church Street  
**Ward** Town  
**Current** Vacant building  
**Proposed** Residential  
**Co-ords** 305050, 206265

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Brecon Road & Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within Merthyr Tydfil town centre. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001315 Town 1), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001315 Town 1).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The area of the site is 0.07 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is not within 100m of an active travel route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is in close proximity to an area of protected trees, however developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-bodies or water-courses are in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	+	The site is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	++	The site is a Listed Building & is within the Town Centre Conservation Area. Development at the site has the potential for a major positive effect on the significance / risk categorisation of a designated heritage assets and / or its setting.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. Development would regenerate PDL that is currently having a minor negative effect on the townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 84 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.78

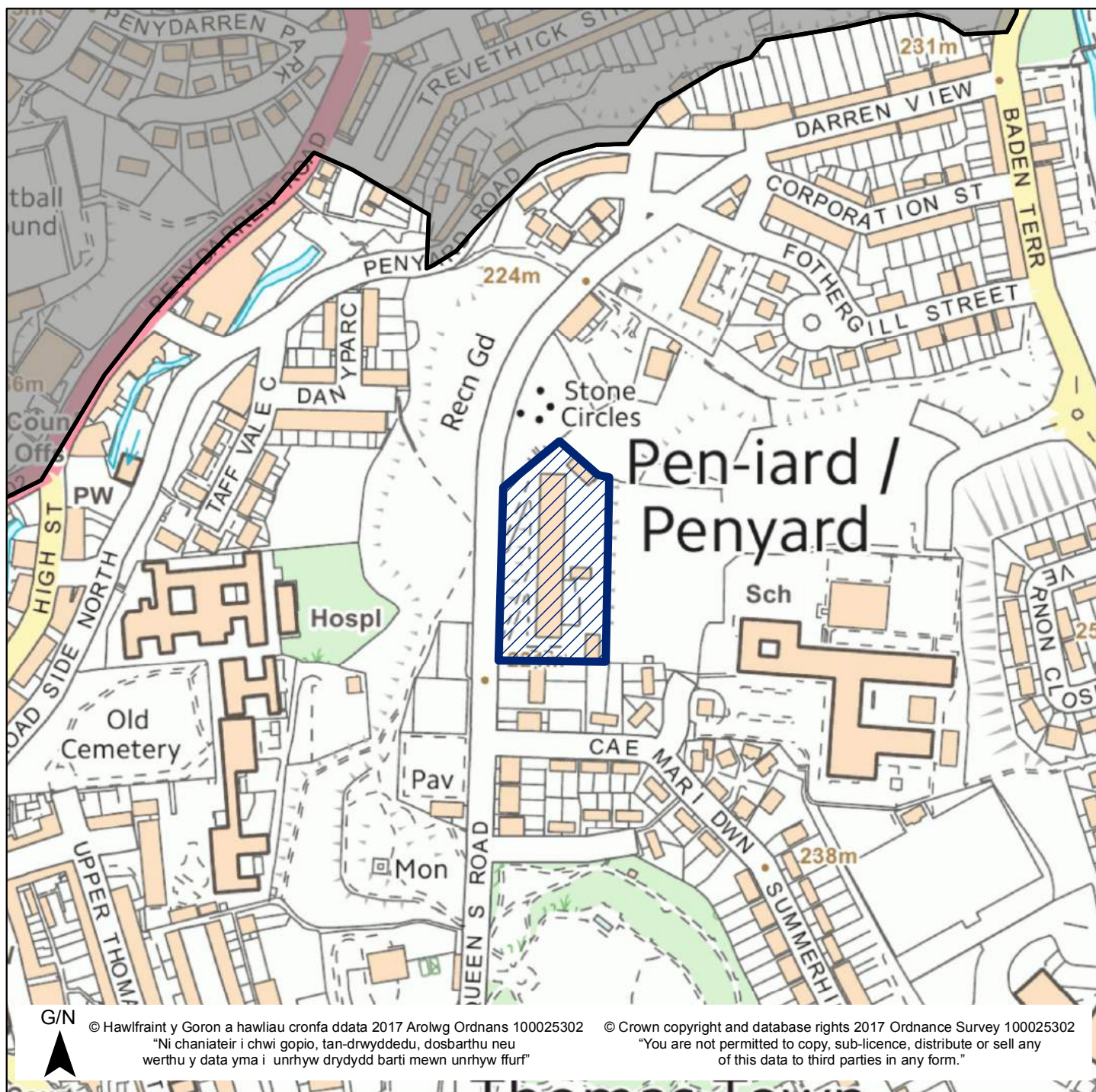
Site Name / Enw'r Safle Queens Road, Former Ysgol Santes Tydfil Site

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant Land (Former School site)

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305356 Gogleddiad / Northing 206538



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

### Candidate Site Sustainability Appraisal

**Site Ref.** 84  
**Site** Queens Road, Former Ysgol Santes Tydfil Site  
**Ward** Town  
**Current** Vacant Land (Former School site)  
**Proposed** Residential  
**Co-ords** 305355, 206538

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Twynyroddyn/Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within the settlement of Twynyroddyn/Penyard. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001317 Town 3), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as an active travel route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001317 Town 3).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The area of the site is 0.8 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is not within 100m of an active travel route or key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Development at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are in close proximity or within the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	The site is adjacent to the Thomastown Conservation Area. The impact of development on the Conservation Area is uncertain.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. Development would regenerate PDL that is currently having a minor negative effect on the townscape.





**Candidate Site Sustainability Appraisal**

**Site Ref.** 85  
**Site** Central Bus Station and Land Adjacent  
**Ward** Town  
**Current** Bus Station/Vacant land  
**Proposed** Retail/Mixed use  
**Co-ords** 304806, 206177

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Brecon Road & Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within Merthyr Tydfil town centre. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001315 Town 1), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001315 Town 1).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is Retail/Mixed Use and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service, within 800m of a train station, & within 100m of an active travel route or key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the proposed use of the site (Retail/Mixed Use), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is mainly brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is in close proximity to the Afon Taf SINC. However, development is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	?	The River Taff runs in close proximity to the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.
14	To minimise the risk of flooding.	?	The site option is located within a C2 area of flood risk and is at risk of surface water flooding. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is mainly brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	The site is adjacent to the Town Centre Conservation Area. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary and within the town centre commercial area. Development would regenerate PDL that is currently having a minor negative effect on the townscape.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 86 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 3

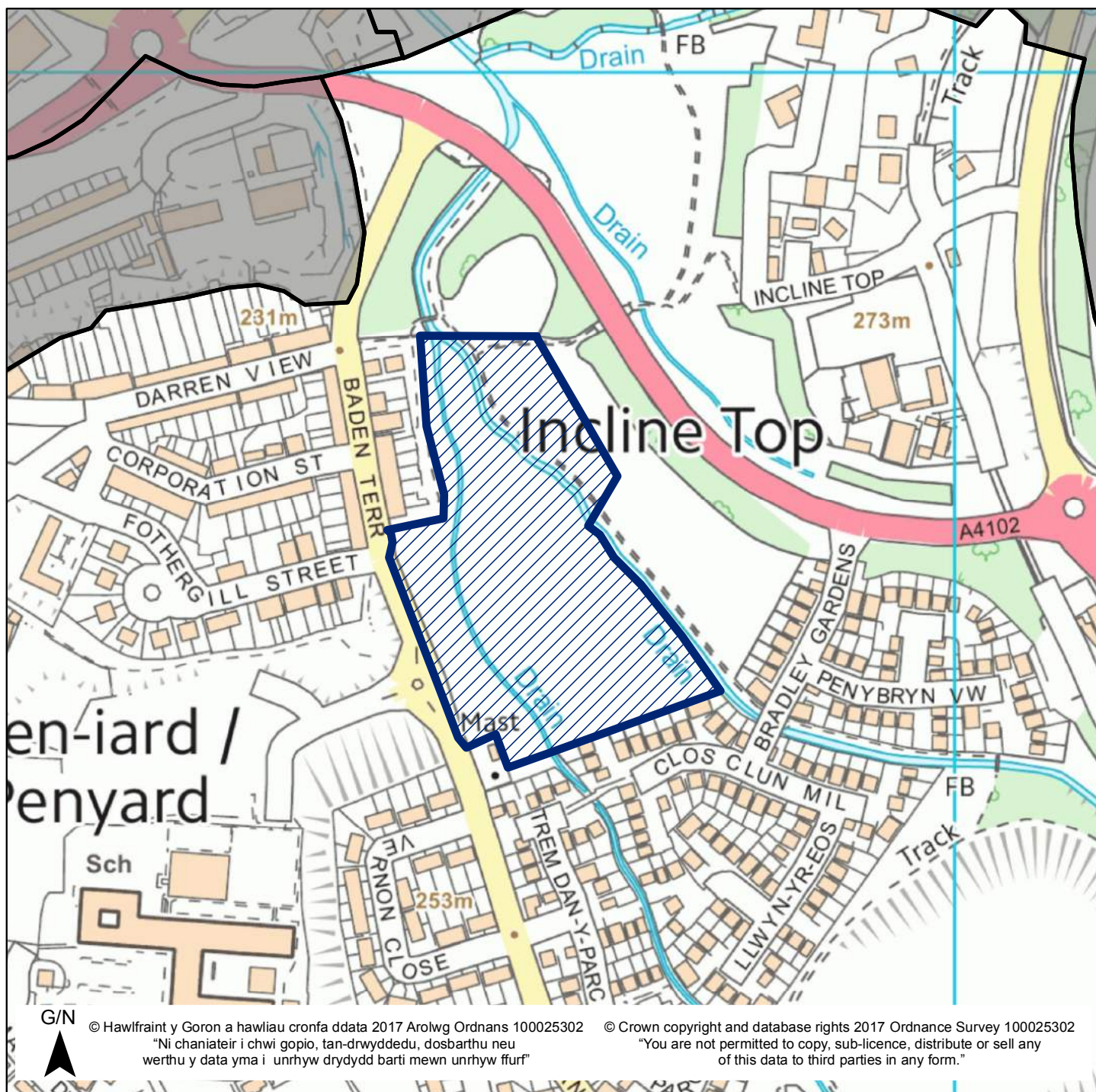
Site Name / Enw'r Safle Bradley Gardens Two

Ward / Ward Town

Defnydd Cyfredol / Current Use Informal Recreation

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305741 Gogleddiad / Northing 206701



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 86  
**Site** Bradley Gardens Two  
**Ward** Town  
**Current** Informal Recreation  
**Proposed** Residential  
**Co-ords** 305741, 206701

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Twynyrodyn/Penyard. Parts of the site are within 800m of Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and within the settlement of Penyard & the relatively new housing development of Bradley Gardens. Development would support the character and identity of an area by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as an active travel route.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The area of the site is 3 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 100m of an active travel route or key pedestrian/cycling route. The site is not within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the size of the site & the amount of dwellings that could be built, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Development at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	-	Two water-courses run through the site. The site option may lead to minor negative effects on water quality.
14	To minimise the risk of flooding.	?	The site is located predominantly within an area at risk of surface water flooding. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated or non-designated heritage assets are located within or in close proximity to the site. Development at the site option will have no significant effect. No heritage assets within the influence of proposed development

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within an existing settlement. However the site is greenfield. An element of uncertainty exists until more detailed lower level assessments have been carried out.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 87 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 3.89

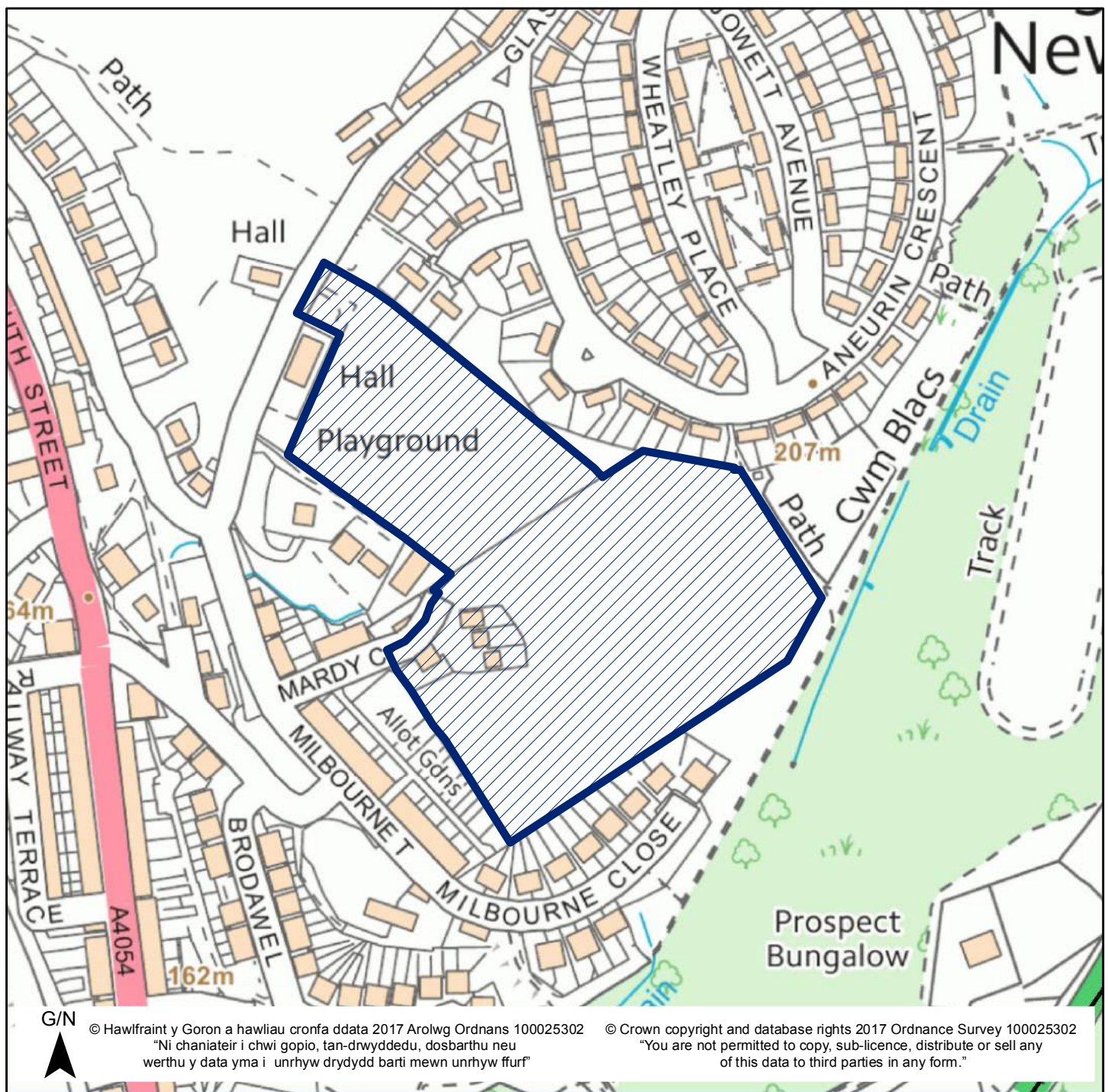
Site Name / Enw'r Safle Glasier Road

Ward / Ward Town

Defnydd Cyfredol / Current Use Playground/Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305656 Gogleddiad / Northing 205276



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 87  
**Site** Glasier Road  
**Ward** Town  
**Current** Playground/Vacant land  
**Proposed** Residential  
**Co-ords** 305656, 205276

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Twynyrodyn. Parts of the site are within 800m of Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the settlements of Tywnyrodyn & Mardy. Development would partially support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001317 Town 3), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, as well as an active travel route. Sports facilities are over 400m away. The site would also partially deliver new development in an area of higher deprivation (LSOA - W01001317 Town 3).



5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The area of the site is 3.9 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. It is also within 100m of an active travel route or key pedestrian/cycling route. The site is not within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the size of the site & the amount of dwellings that could be built, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	?	The site is partially greenfield & partially brownfield land and will not result in the loss of best and most versatile agricultural land. An element of uncertainty exists for all sites until more detailed lower level surveys and assessment have been carried out through planning applications.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Areas of TPOs/Ancient Woodland are within or in close proximity to the site. An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are in close proximity or within the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	?	The site is located predominantly within an area at risk of surface water flooding. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is partially greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated or non-designated heritage assets within or in close proximity to the site. Development at the site will have no significant effect. No heritage assets within the influence of proposed development.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site is located within the existing settlement boundary and adjacent to existing settlements. The site is however partially greenfield & in a prominent location. The site option has medium sensitivity in landscape terms.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 88 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 5.75

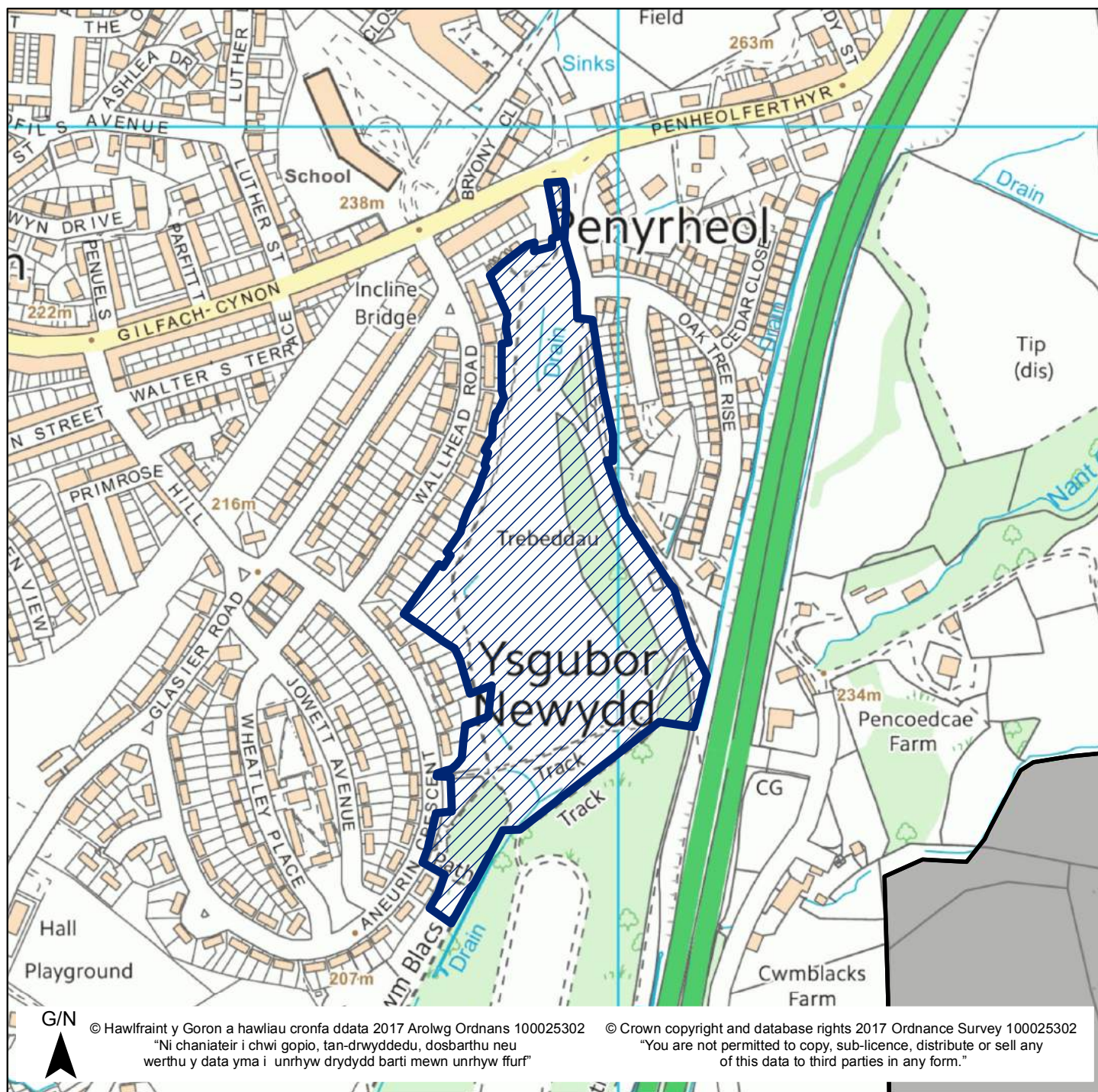
Site Name / Enw'r Safle Penheolferthyr, Twynyrodyn

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305946 Gogleddiad / Northing 205640



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cynllun o'r cais am safle. Mae'r safleoedd sydd yn gynyddedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 88  
**Site** Penheolferthyr, Twynyrodyn  
**Ward** Town  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 305946, 205640

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is within 800m of the local services, facilities & schools of Twynyrodyn & Penyard.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the settlements of Tywnyrodyn. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001317 Town 3), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, as well as an active travel route. Some sports facilities are within 400m. The site would also deliver new development in an area of higher deprivation (LSOA - W01001317 Town 3).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The area of the site is 5.7Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 800m of a train station nor within 100m of an active travel route or key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the size of the site & the amount of dwellings that could be built, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.



11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are in close proximity or within the site. The site is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	?	The site is located predominantly within an area at risk of surface water flooding. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated heritage assets within or in close proximity to the site. A small number of non-designated assets are within & in close proximity to the site. Development at the site will have no significant effect. No heritage assets within the influence of proposed development.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	-	The site is located within the existing settlement boundary. The site is however partially greenfield & in a prominent location. The site has medium sensitivity in landscape terms.



**Dwyreiniad / Easting:** 305050 **Gogleddiad / Northing** 206265



**Candidate Site Sustainability Appraisal**

**Site Ref.** 89  
**Site** Former Miners Hall  
**Ward** Town  
**Current** Vacant building  
**Proposed** Residential  
**Co-ords** 305050, 206265

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Brecon Road & Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within Merthyr Tydfil town centre. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001315 Town 1), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001315 Town 1).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The area of the site is 0.07 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is not within 100m of an active travel route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is in close proximity to an area of protected trees, however developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-bodies or water-courses are in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	+	The site is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	++	The site is a Listed Building & is within the Town Centre Conservation Area. Development at the site has the potential for a major positive effect on the significance / risk categorisation of a designated heritage assets and / or its setting.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. Development would regenerate PDL that is currently having a minor negative effect on the townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 90 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 3.29

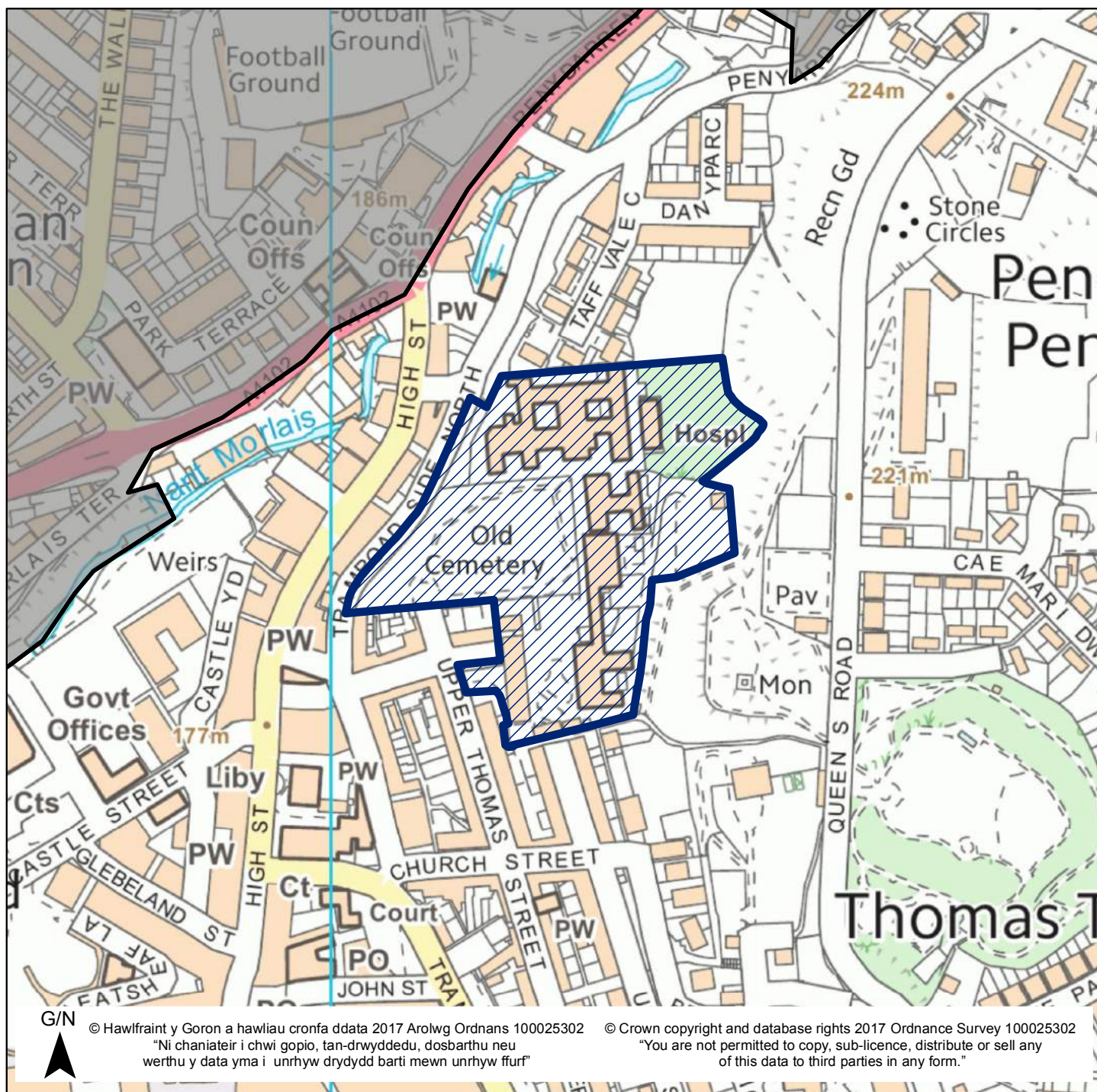
Site Name / Enw'r Safle Former St Tydfils Hospital

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land (Former Hospital)

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305145 Gogleddiad / Northing 206445



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 90  
**Site** Former St Tydfils Hospital  
**Ward** Town  
**Current** Vacant land (Former Hospital)  
**Proposed** Residential  
**Co-ords** 305145, 206445

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Twynyrodyn/Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within the settlement of Twynyrodyn/Penyard. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001317 Town 3), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as an active travel route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001317 Town 3).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The area of the site is 3.3 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is also within 100m of a key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the size of the site & the amount of dwellings that could be built, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The majority of the site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are in close proximity or within the site. The site option is unlikely to lead to any significant effects on water quality, or that appropriate mitigation is in place to reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	?	The site is located within an area at risk of surface water flooding. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is primarily brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	?	Part of the site is a Listed Building & within the Thomastown Conservation Area. The impact of development on the Conservation Area is uncertain.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary and within an existing settlement. Development would remove an eyesore, and enhance the landscape and would regenerate PDL that is currently having a minor negative effect on the townscape.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 91 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.73

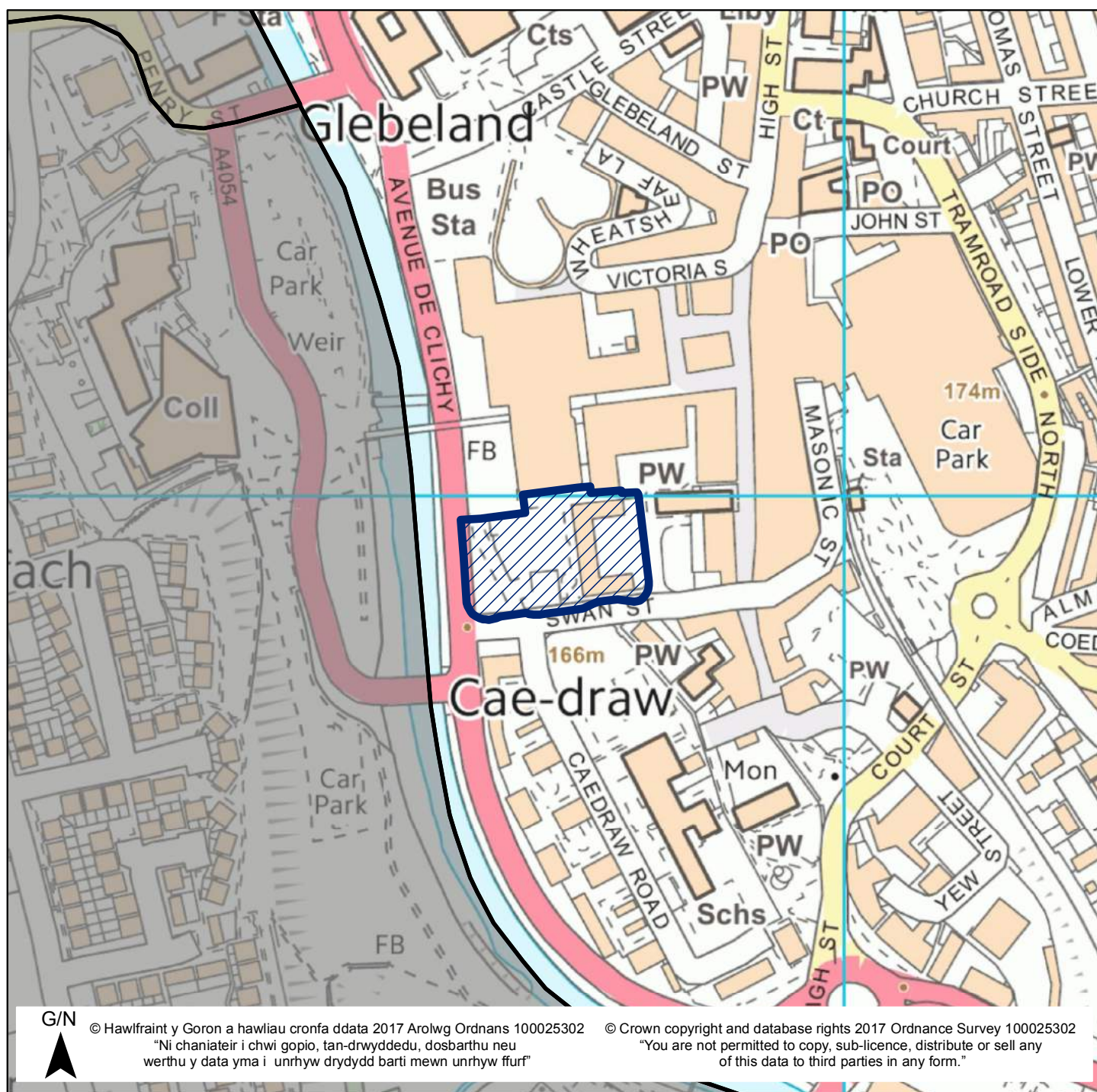
Site Name / Enw'r Safle Former Hollies/Police Station site

Ward / Ward Town

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Bus Station/Transport Hub

Dwyreiniad / Easting: 304825 Gogleddiad / Northing 205964



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 91  
**Site** Former Hollies/Police Station site  
**Ward** Town  
**Current** Vacant land  
**Proposed** Bus Station/Transport Hub  
**Co-ords** 304825, 205964

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Twynyrodyn and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within Merthyr Tydfil town centre. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001315 Town 1), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001315 Town 1).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is as a Bus Station and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance of existing bus stops (400m) with a frequent service, within 800m of a train station, & within 100m of an active travel route or key pedestrian/cycling route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the proposed use of the site (Bus Station/Transport), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is mainly brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is in close proximity to the Afon Taf SINC, However development at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	?	The River Taff runs in close proximity to the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.
14	To minimise the risk of flooding.	0	The site is located predominantly within an area of C2 flood risk and is at risk of surface water flooding, however flood consequences have been assessed for the proposed use and are considered acceptable.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is mainly brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The site is adjacent to the Town Centre Conservation Area and Listed Buildings. Details of the redevelopment are known and are considered to have a neutral effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. Development would regenerate PDL and have a minor positive effect on the townscape.



# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 92 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.1

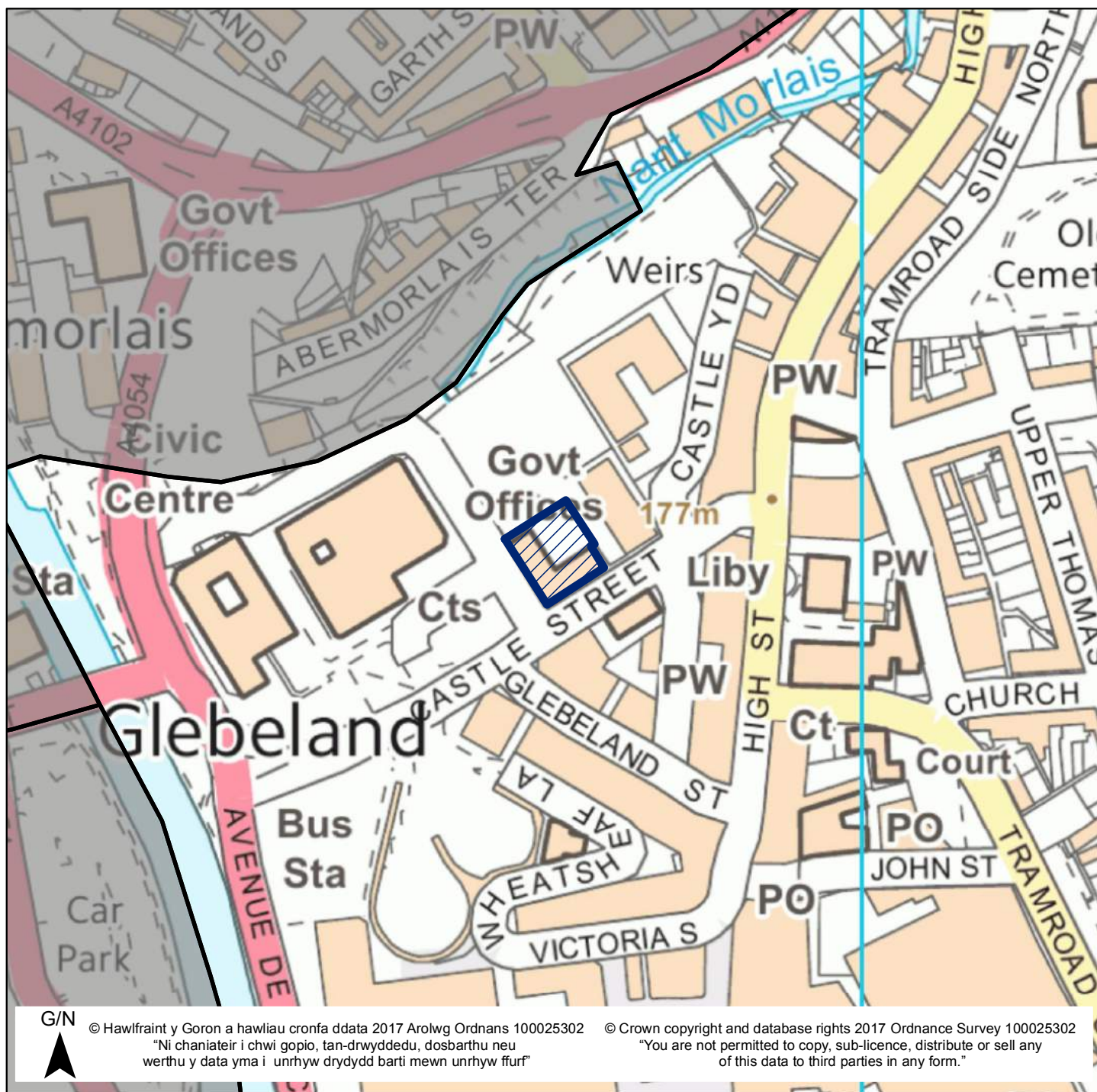
Site Name / Enw'r Safle Tax Office

Ward / Ward Town

Defnydd Cyfredol / Current Use Offices

Defnydd Arfaethedig / Proposed Use General Commercial

Dwyreiniad / Easting: 304867 Gogleddiad / Northing 206304



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).



**Candidate Site Sustainability Appraisal**

**Site Ref.** 92  
**Site** Tax Office  
**Ward** Town  
**Current** Offices  
**Proposed** General Commercial  
**Co-ords** 304867, 206304

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Brecon Road & Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within Merthyr Tydfil town centre. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001315 Town 1), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001315 Town 1).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is General Commercial and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is not within 100m of an active travel route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the proposed use of the site (General Commercial), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Development at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-bodies or water-courses run through the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	0	The site option is located predominantly within an area of C2 flood risk and is at risk of surface water flooding. However flood consequences have been proven as acceptable through a planning application.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The site is adjacent to the Town Centre Conservation Area. Development is considered likely to have a minor positive impact on the Conservation Area.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. Development would regenerate PDL and have a minor positive effect on the townscape.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 93 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.09

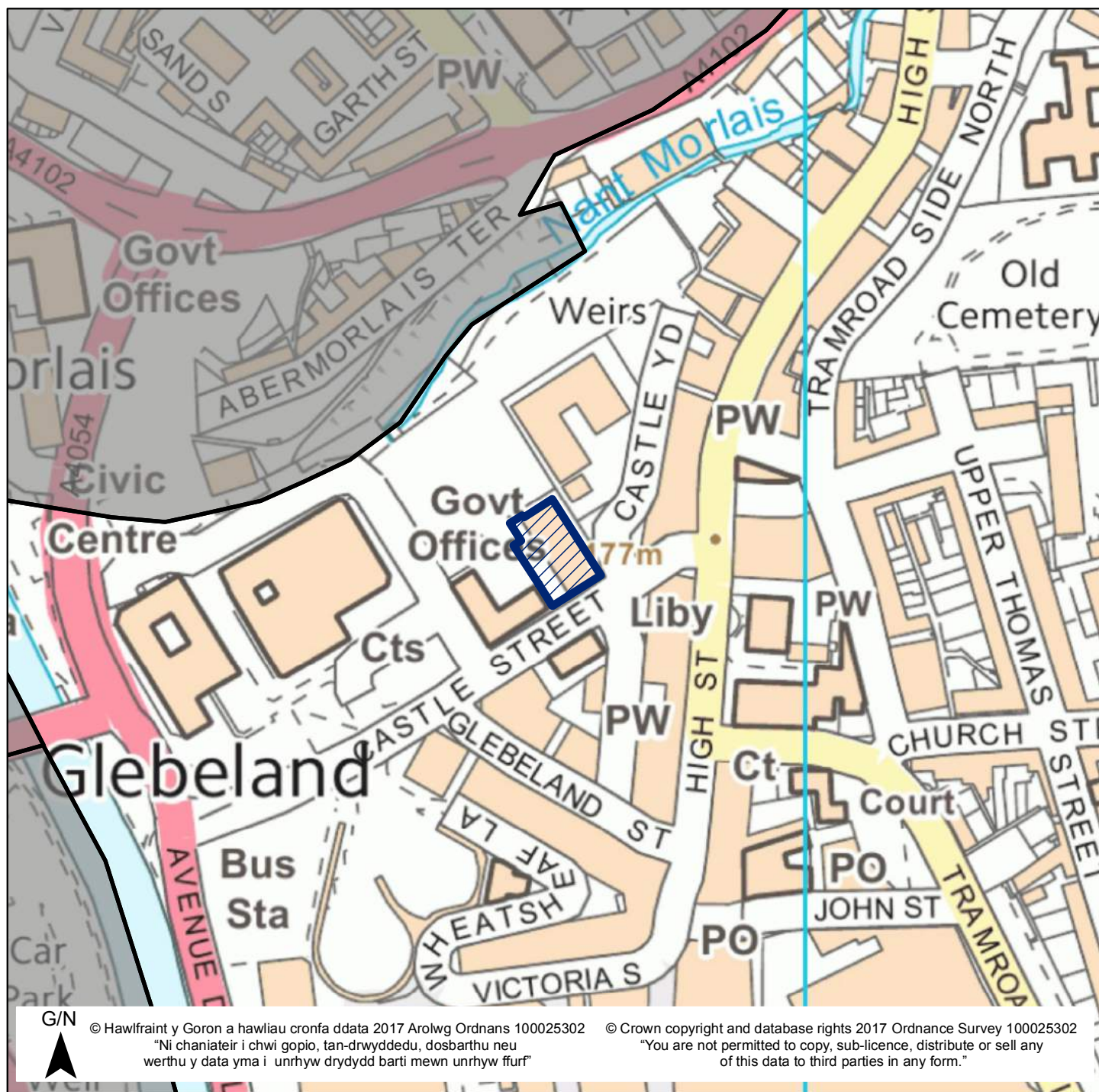
Site Name / Enw'r Safle Oldway House

Ward / Ward Town

Defnydd Cyfredol / Current Use Offices

Defnydd Arfaethedig / Proposed Use General Commercial

Dwyreiniad / Easting: 304891 Gogleddiad / Northing 206321



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 93  
**Site** Oldway House  
**Ward** Town  
**Current** Offices  
**Proposed** General Commercial  
**Co-ords** 304891, 206321

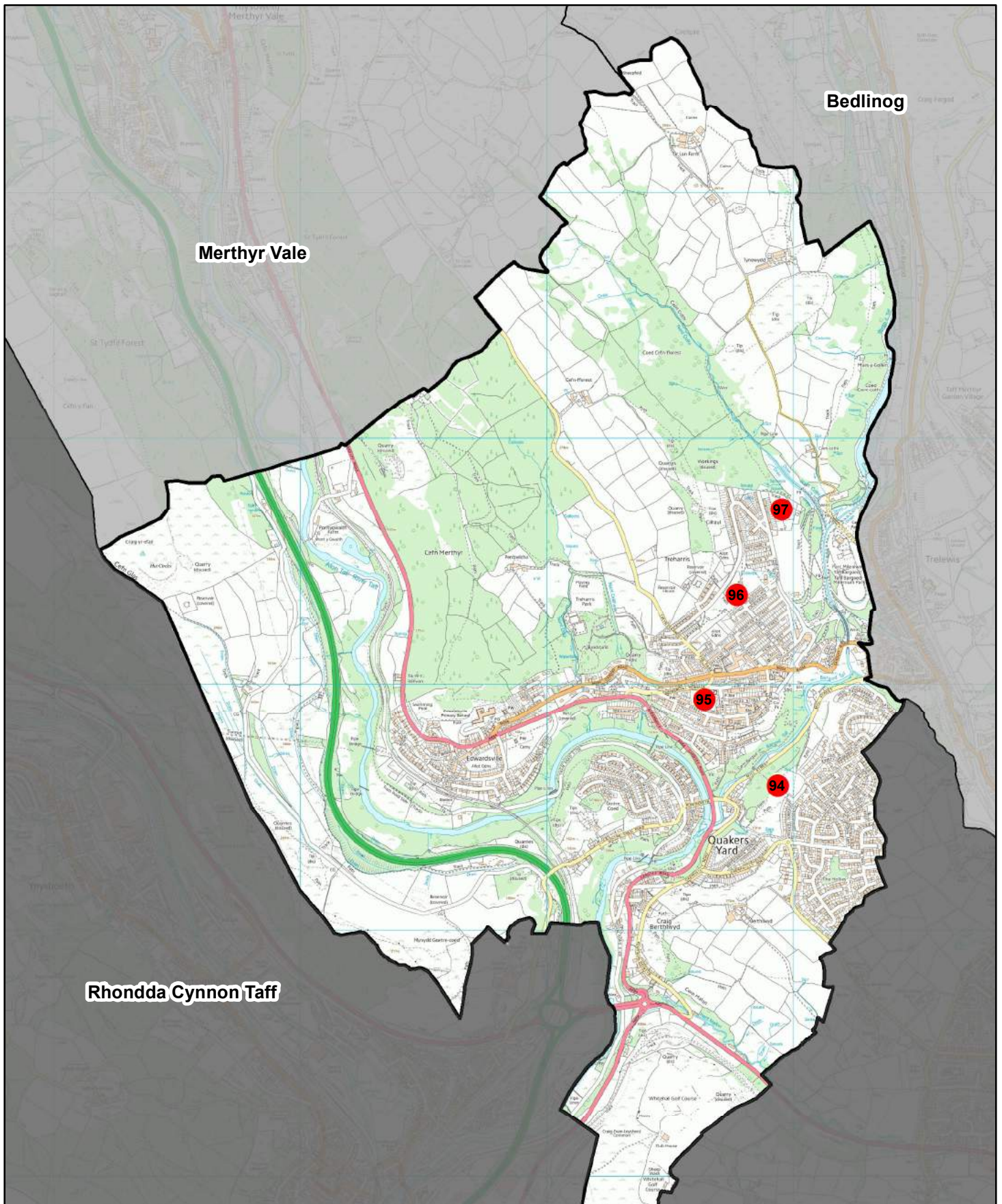
	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Brecon Road & Penyard and Merthyr Tydfil town centre.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within Merthyr Tydfil town centre. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001315 Town 1), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. The site would also deliver new development in an area of higher deprivation (LSOA - W01001315 Town 1).



5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	The proposed use is General Commercial and so would not contribute to meeting housing needs.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 800m of a train station. It is not within 100m of an active travel route.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the proposed use of the site (General Commercial), it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Development at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-bodies or water-courses to the site. The site is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	?	The site is located predominantly within an area of C2 flood risk and is at risk of surface water flooding. There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The site is adjacent to the Town Centre Conservation Area. Development of the site is likely to have a minor positive impact.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. Development would regenerate PDL that is currently having a minor negative effect on the townscape.



G/N



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werthu y data yma i unrhyw drydydd barti mewn unrhyw ffurf"

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# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 94 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 6.85

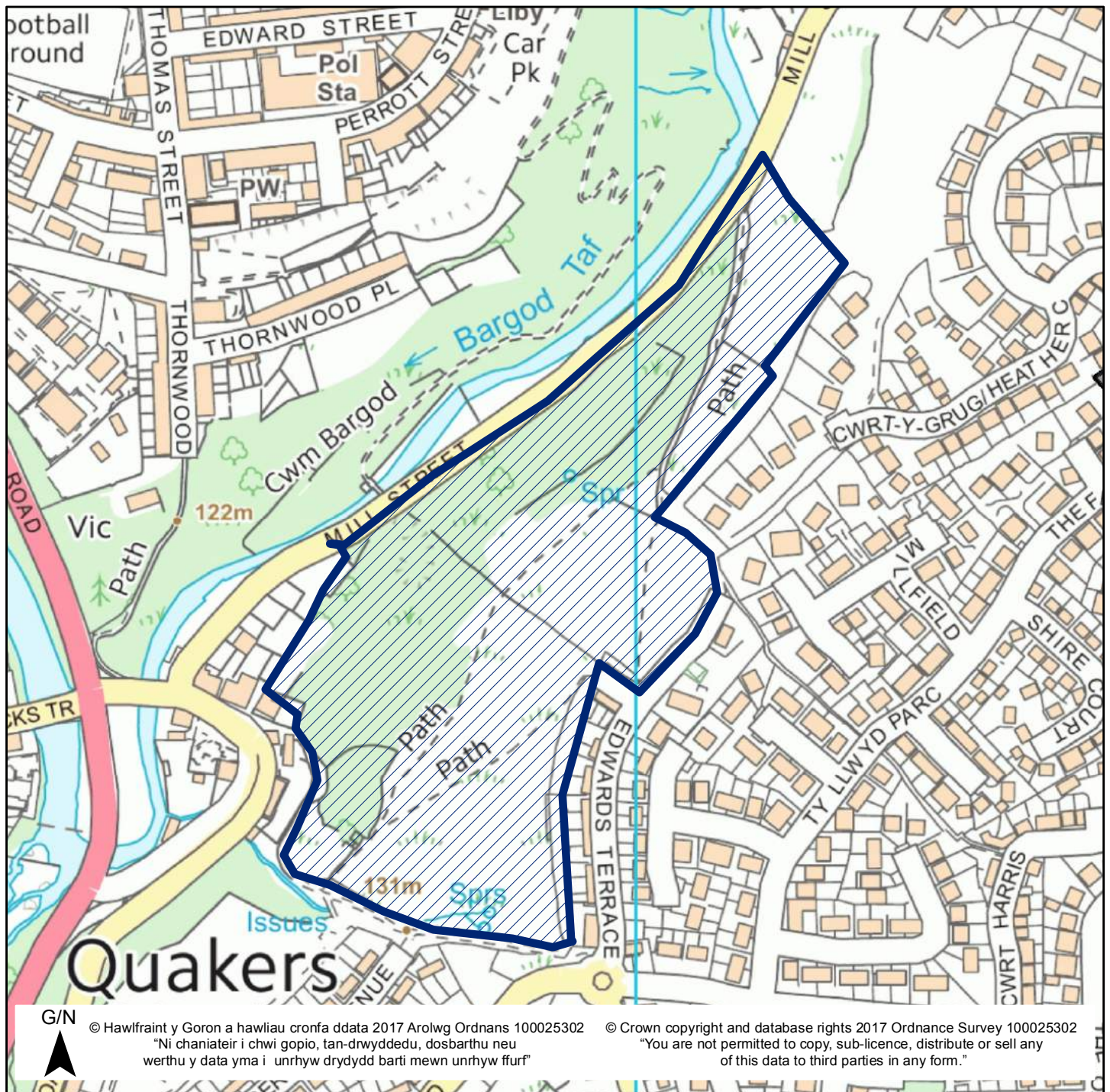
Site Name / Enw'r Safle Land at Treharris

Ward / Ward Treharris

Defnydd Cyfredol / Current Use Agricultural

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309936 Gogleddiad / Northing 196588



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 94  
**Site** Land at Treharris  
**Ward** Treharris  
**Current** Agricultural  
**Proposed** Residential  
**Co-ords** 309936, 196588

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	-	The majority of the site is beyond 800m of the local services, facilities & primary school of Treharris & Quakers Yard.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the settlement of Quakers Yard (to the west, south & east). Development would partly support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001322 Treharris 4), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. Most sports facilities are over 400m away. The site would also partly deliver new development in an area of higher deprivation (LSOA - W01001322 Treharris 4).



5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The site has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The are of the site is 6.8Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 100m of an active travel route. It is not within 800m of a train station
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the potential number of new dwellings that could be erected, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	The site is entirely within the Berthlwyd SINC & approximately half the site is within an area of TPO/Ancient Woodland. Development at the site option has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors as identified as SINC / Green Infrastructure.
13	To minimise the demand for water and improve the water environment.	?	A water-course runs adjacent to the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.
14	To minimise the risk of flooding.	0	The site is located partially within an area at risk of surface water flooding in parts of the site. However, development could avoid this area.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	There are no designated or non-designated heritage assets within or in close proximity to the site.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-y-grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to an existing settlement. However, the site is entirely greenfield and contains a significant amount of mature vegetation. An element of uncertainty exists until more detailed lower level assessments have been carried out.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 95 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.93

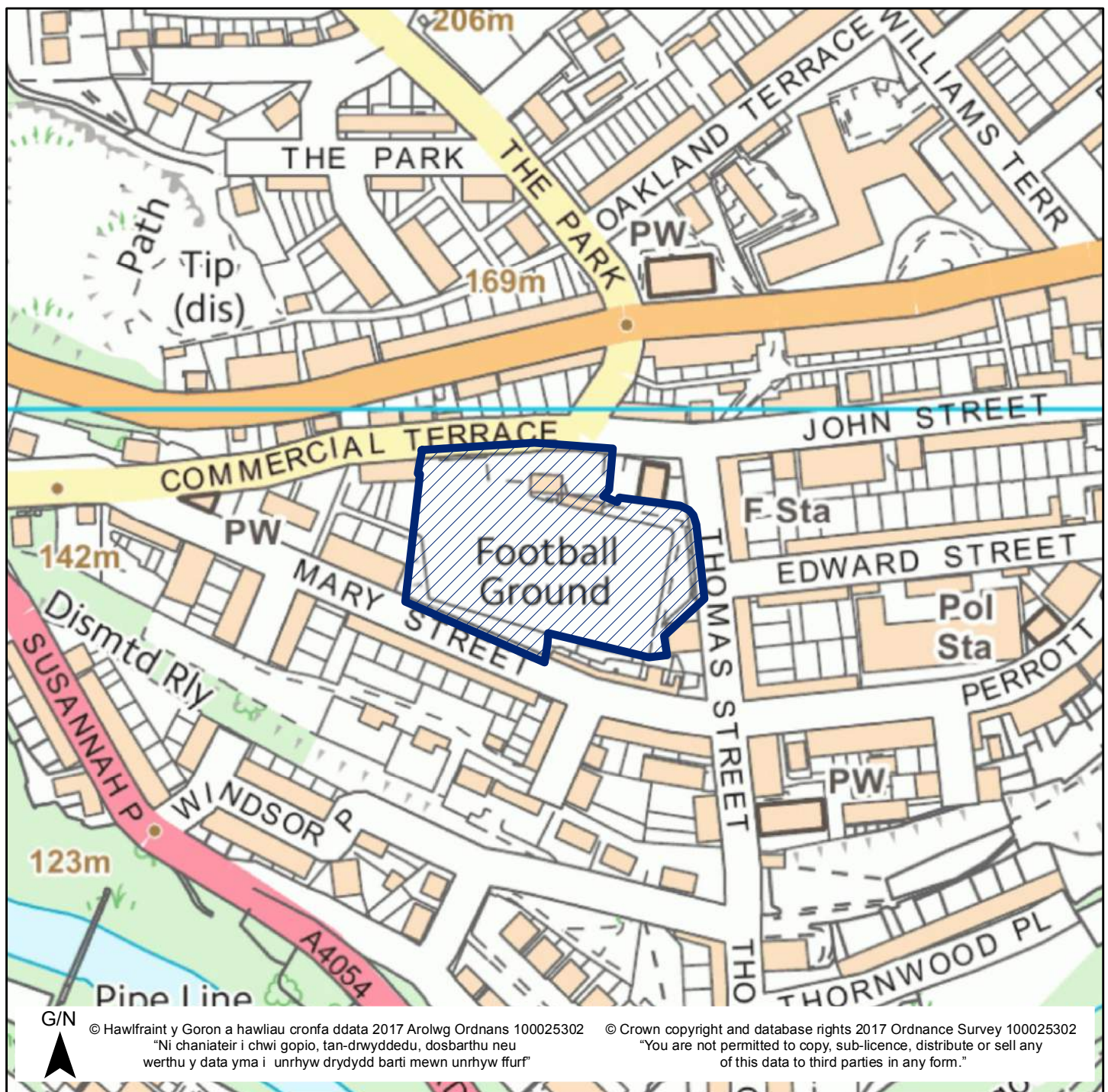
Site Name / Enw'r Safle Commercial Field, Treharris

Ward / Ward Treharris

Defnydd Cyfredol / Current Use Sports Field

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309639 Gogleddiad / Northing 196939



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynnwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

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**Candidate Site Sustainability Appraisal**

**Site Ref.** 95  
**Site** Commercial Field, Treharris  
**Ward** Treharris  
**Current** Sports Field  
**Proposed** Residential  
**Co-ords** 309639, 196939

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & school of Treharris & Quakers Yard.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within the settlement of Treharris. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001322 Treharris 4), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. Most sports facilities are over 400m away. The site would also deliver new development in an area of higher deprivation (LSOA - W01001322 Treharris 4).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site option has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The are of the site is 0.9Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 100m of an active travel route or within 800m of a train station
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward. Utility providers have not indicated any major issues with new development within the County Borough.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.



11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is previously developed (a former sports pitch) and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	There are no water-bodies or water-courses within or in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality. Appropriate mitigation could reduce negative effects with the potential for a residual neutral effect.
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is previously developed (a former sports pitch) and will not hinder the future extraction of safeguarded minerals resources.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	-	The site is within the Treharris Conservation Area. 1 non-designated heritage asset is within close proximity to the site. Development has the potential for a residual minor negative effect on a Conservation Area; a Scheduled Monument; Listed Building; Registered Historic Park and Garden and/ or their setting.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-y-grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within an existing settlement. However, the site is predominantly greenfield. An element of uncertainty exists until more detailed lower level assessments have been carried out.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 96 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 2.79

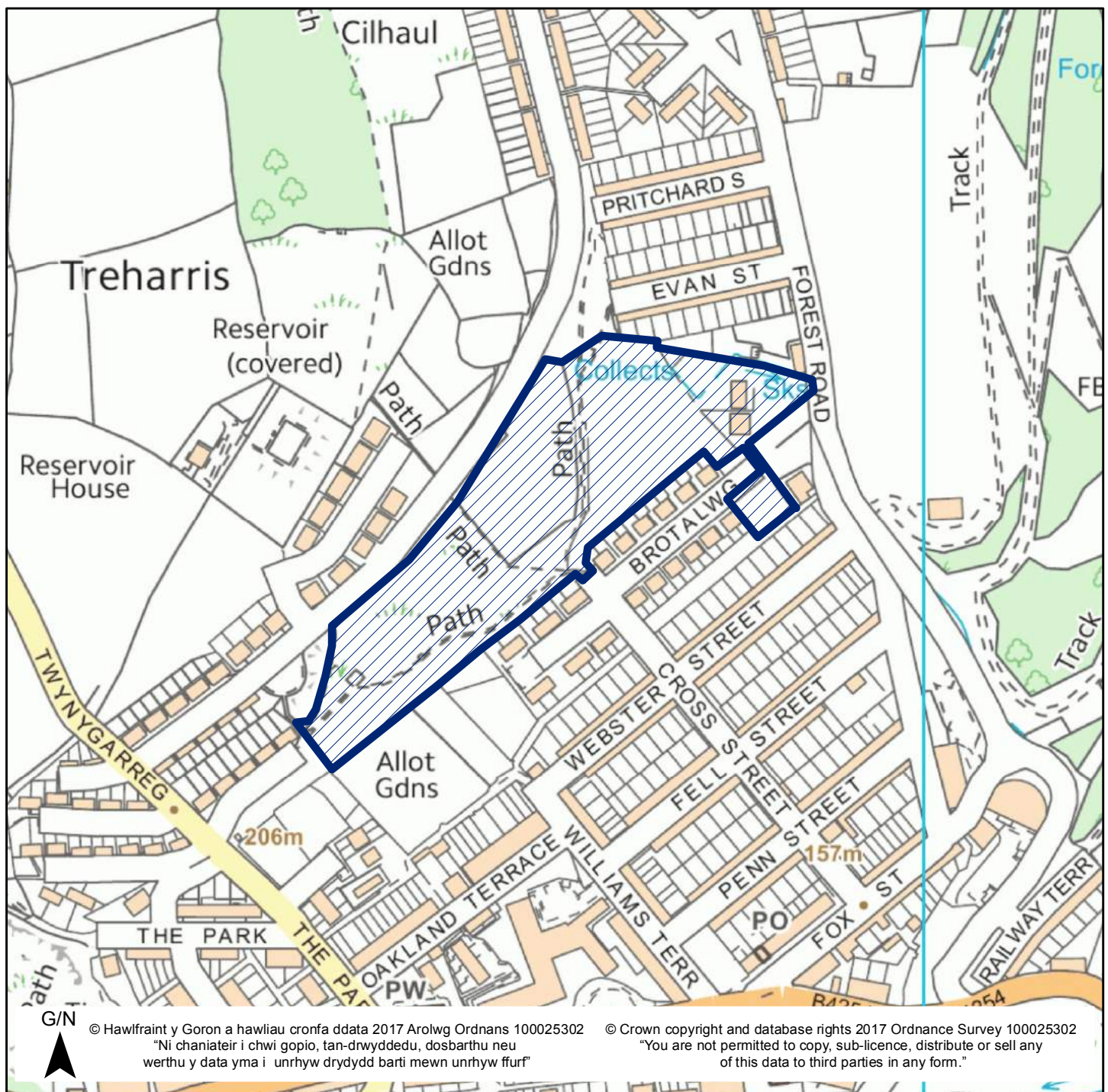
Site Name / Enw'r Safle Twynygarreg

Ward / Ward Treharris

Defnydd Cyfredol / Current Use Vacant land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309771 Gogleddiad / Northing 197364



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynywysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 96  
**Site** Twynygarreg  
**Ward** Treharris  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 309771, 197364

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Treharris.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and within the settlement of Treharris. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001322 Treharris 4), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. Most sports facilities are over 400m away. The site would also deliver new development in an area of higher deprivation (LSOA - W01001322 Treharris 4).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	++	The option has the potential to provide a significant amount of new housing (50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The are of the site is 2.8Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 100m of an active travel route or within 800m of a train station
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications. While utility providers have not indicated any major issues within the County Borough, given the potential number of new dwellings that could be erected, it is considered that more detailed assessments are required in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity. However, the site contains mature vegetation & therefore further assessments are required. Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	?	There are no water-bodies or water-courses within or in close proximity to the site. However, given the size of the site & the developable area of land, there is potential for an effect on the water environment. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.
14	To minimise the risk of flooding.	+	The site is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	The site is adjacent to the Treharris Conservation Area. No non-designated heritage assets are within or in close proximity to the site. Development has the potential for a neutral effect.



17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-y-grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within an existing settlement. However, the site is mainly greenfield. An element of uncertainty exists until more detailed lower level assessments have been carried out.

# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 97 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 1.36

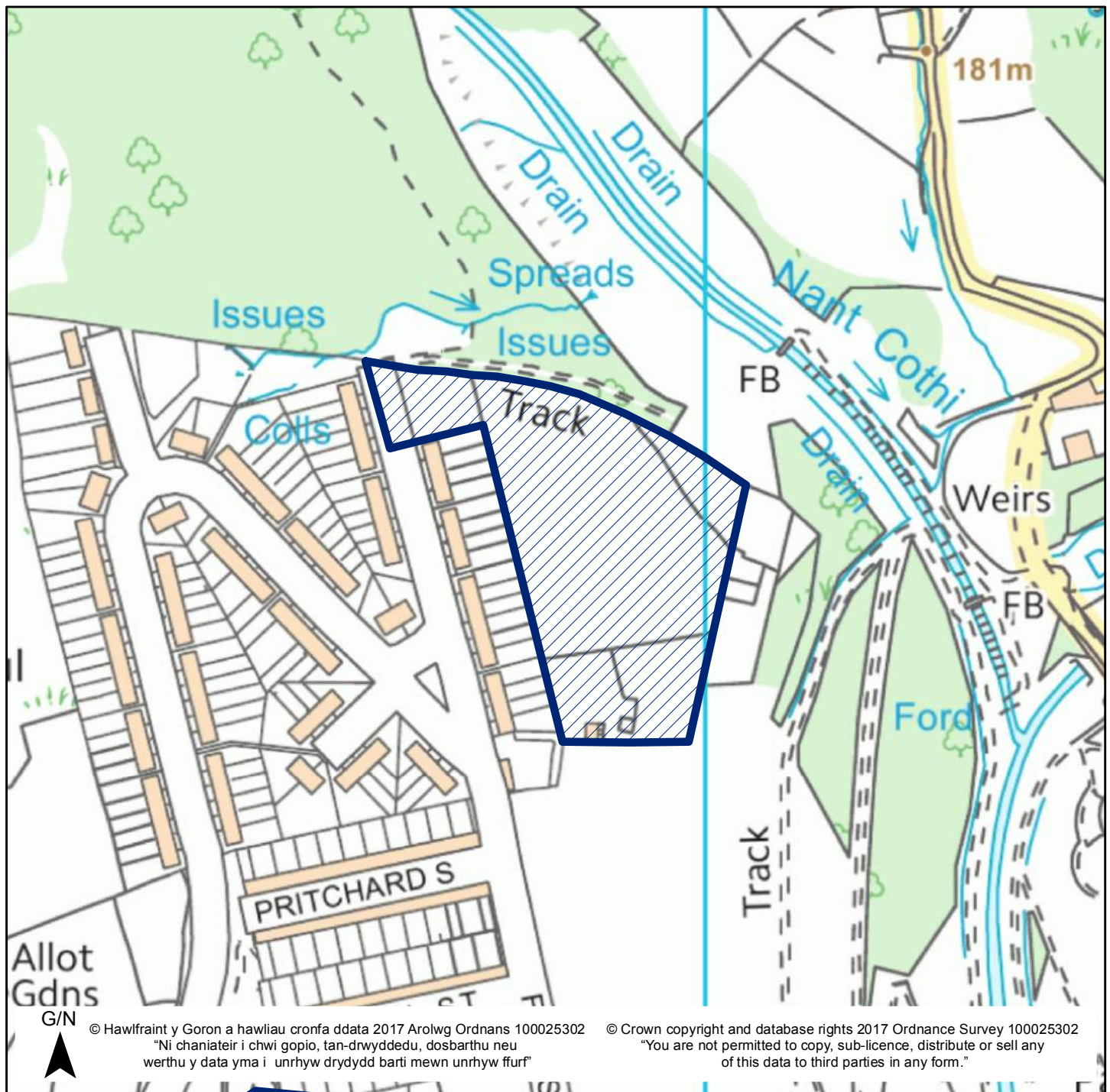
Site Name / Enw'r Safle Cilhaul

Ward / Ward Treharris

Defnydd Cyfredol / Current Use Informal Recreation

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309952 Gogleddiad / Northing 197711



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 97  
**Site** Cilhaul  
**Ward** Treharris  
**Current** Informal Recreation  
**Proposed** Residential  
**Co-ords** 309952, 197711

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Treharris.
2	To maintain and enhance community and settlement identities.	++	The site is located within the existing settlement boundary and adjacent to the settlement of Treharris. Development would support the character and identity of an area experiencing Multiple Deprivation (LSOA - W01001322 Treharris 4), by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site option is located within reasonable walking distance (within 400m) to some open/recreational space as identified by the OSS, some sports facilities are also located within 400m, as well as a cycle/pedestrian route. Most sports facilities are over 400m away. The site would also deliver new development in an area of higher deprivation (LSOA - W01001322 Treharris 4).

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The are of the site is 1.36Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 100m of an active travel route or within 800m of a train station
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward. Utility providers have not indicated any major issues with new development within the County Borough.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The site is greenfield and does not contain any best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	-	The site is adjacent to the Coed Cefn-fforest & Cwm Cothi SINC & an area of TPO/Ancient Woodland. Development at the site option has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors as identified as SINC / Green Infrastructure.
13	To minimise the demand for water and improve the water environment.	?	A water-course runs in close proximity to the site. There is an element of uncertainty; most likely until further detailed assessment work has been carried out.
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	--	The site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated or non-designated heritage assets are within or in close proximity to the site. Development at the site option will have no significant effect.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-y-grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and adjacent to an existing settlement. However, the site is greenfield & adjacent to the draft Gelligaer Lowlands Area SLA. An element of uncertainty exists until more detailed lower level assessments have been carried out.

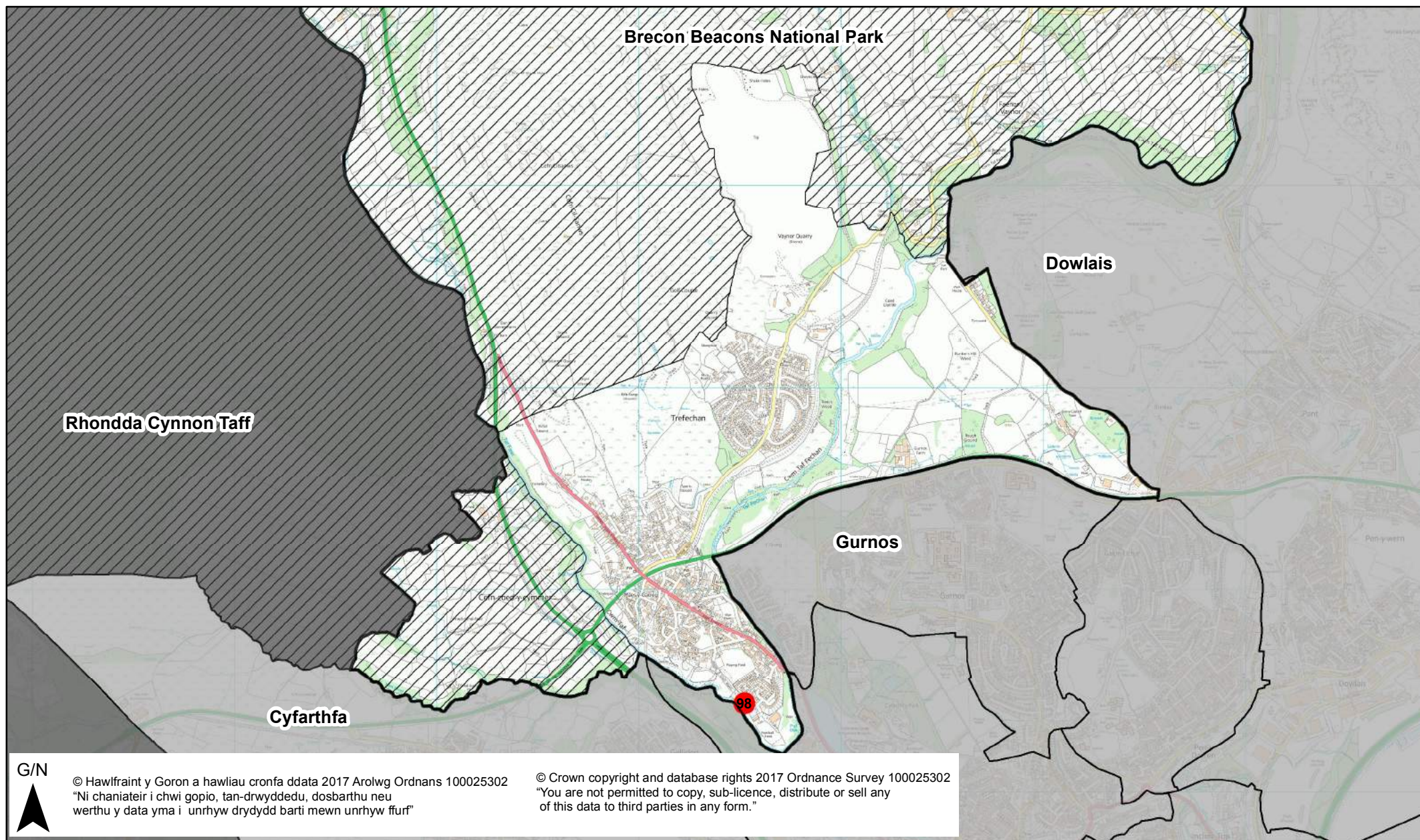


# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016 - 2031

### Map Safle Ymgeisydd Ward Y Faenor

### Vaynor Ward Candidate Site Map





# Cynllun Datblygu Lleol Merthyr Tudful 2016-2031

## Merthyr Tydfil Local Development Plan 2016-2031

Rhif Safle / Site Number 98 Pwynt Cyfeirnod / Ref Point Maint y Safle (Ha) / Site Size (Ha) 0.98

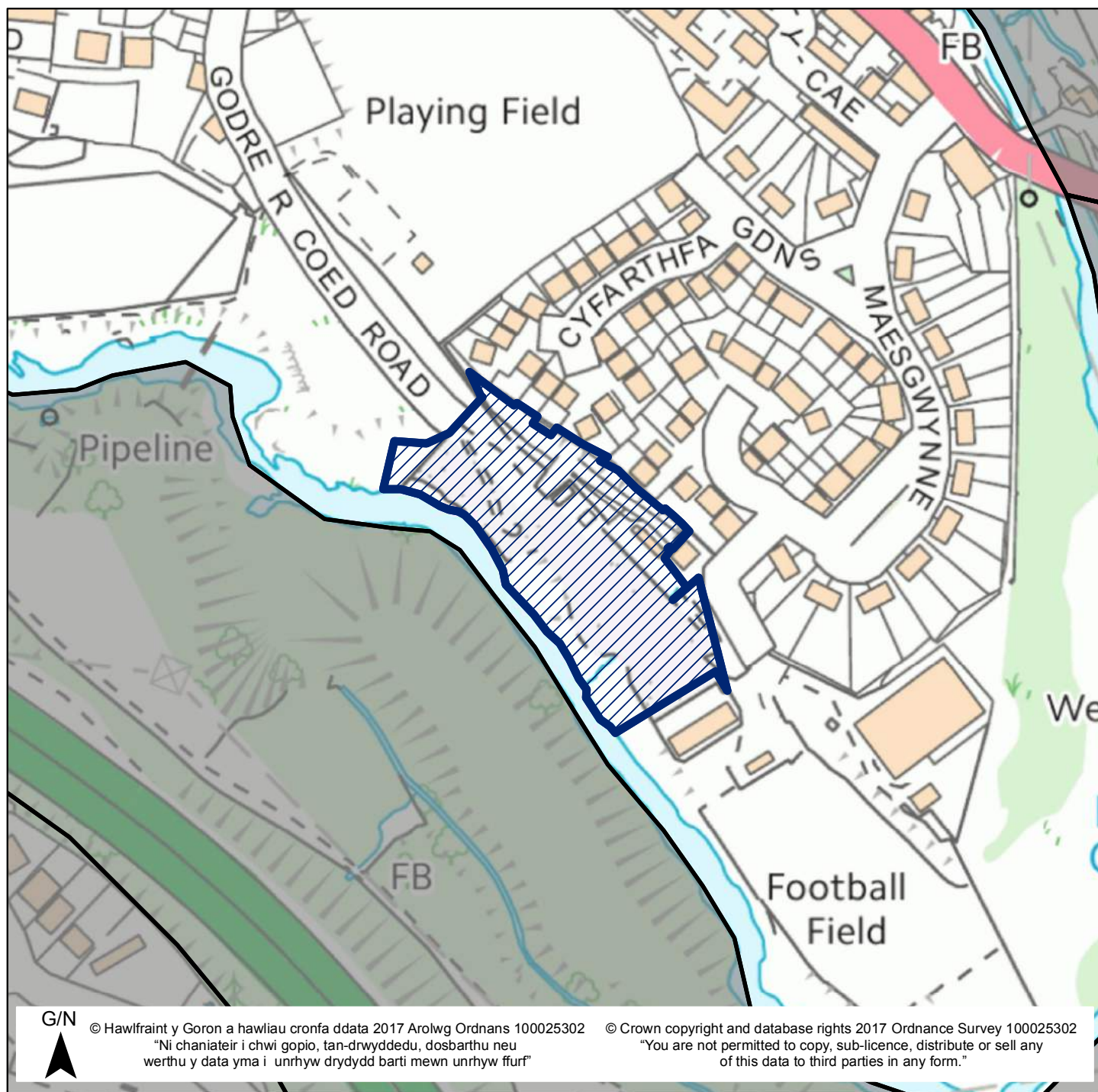
Site Name / Enw'r Safle Taf Fechan River Bank

Ward / Ward Vaynor

Defnydd Cyfredol / Current Use Informal Recreation

Defnydd Arfaethedig / Proposed Use Open Space

Dwyreiniad / Easting: 303522 Gogleddiad / Northing 207439



Mae'r safle a ddangosir yn ddangosol yn unig ac yn cynrychioli dehongliad y Cyngor o'r cais am safle. Mae'r safleoedd sydd yn gynwysedig ar y gofrestr wedi eu cyflwyno i'w hystyried yn unig, ac ni fyddant o anghenraidd yn cael eu clustnodi fel safleoedd datblygu yn y CDLI (2016-2031).

The site shown is indicative only and represents the Council's interpretation of the site submission. The sites contained within the register have been submitted for consideration only and will not necessarily be allocated as development sites in the LDP (2016 – 2031).

**Candidate Site Sustainability Appraisal**

**Site Ref.** 98  
**Site** Taf Fechan River Bank  
**Ward** Vaynor  
**Current** Informal Recreation  
**Proposed** Open Space  
**Co-ords** 303522, 207439

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	Parts of the site are located within reasonable walking distance (within 800m) of the school, the local shops at Cefn Coed and Gellideg & Cyfarthfa Retail Park.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and adjacent to the settlement of Cefn Coed & partly within the Cyfarthfa Heritage Area. Maintaining or enhancing the land as open space, would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	++	The site is located within reasonable walking distance (within 400m) to open/recreational space and a green leisure corridor as identified by the Open Space Strategy. Some sports facilities are also located within 400m.

5	To meet the housing needs of all through a mix of dwelling tenures and types.	0	Site is proposed to be open space.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	-	The site is within reasonable walking distance to bus stops (400m) with a frequent service. The site is not within 100m of an active travel route or within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Utility providers have not indicated any major issues with the provision of new development within the County Borough. Given the proposed use of the site, it is not considered that any issues would arise in this respect.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.

11	To minimise the contribution to climate change whilst maximising resilience to it.	++	The site is greenfield, protecting it as open space will not result in the loss of any greenfield or agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	+	The site is adjacent to the Cwm Taf Fawr SINC. However, the proposed use of the site is as open space and so biodiversity and ecosystem connectivity will be retained.
13	To minimise the demand for water and improve the water environment.	0	The River Taff flows adjacent to the site. However, the proposed use of the site is as open space and so there would be no significant effects on water quality.
14	To minimise the risk of flooding.	0	The site is located partly within a C2 flood zone and within areas at risk of surface water flooding (less, intermediately & more susceptible). However, the proposed use of the site is as open space and so a neutral effect is predicted.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is greenfield. As the proposed use is open space, soils will be protected.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	+	The site is partly located within the Cyfarthfa Heritage Area & in close proximity to SAMs. However, the proposed use of the site is as open space. The site option has the potential for minor positive effects as it may secure appropriate new uses for unused Listed Buildings and / or enhance the setting of, or access / signage to designated assets.

17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	The site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary. It is not within a draft SLA. The site also contains mature vegetation and is proposed for protection as open space.



## APPENDIX 1: CANDIDATE SITES SA FRAMEWORK AND KEY

SA Significance Key- Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development encouraged as would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Potential sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive

Candidate Sites SA Framework				
Topic	SA Objective	Significance criteria, including any assumptions, uncertainties standards and thresholds for SA of Site Options		
<b>Communities (incl. Population)</b>	1. To ensure that the community and social infrastructure needs of all residents and communities are met.	SA Objective 1 relates to the capacity of social and community infrastructure to accommodate communities' sustainable access to the services and facilities they require to meet their needs.  The SA assumes that any proposal for development can make appropriate and timely provision or contributions for necessary supporting infrastructure, including community facilities and services.	++	The site option is located within reasonable walking distance (within 800m) of all key services and facilities.
			+	The site option is located within reasonable walking distance (within 800m) of most of the key services and facilities.
			0	A neutral effect is not considered possible.

		<p>The nature and significance of the effects against this SA Objective will relate to the <b>distance of the site from existing services/ facilities</b>, including schools (primary and secondary), libraries, GP surgery/medical centres, post offices, community centres and retail provision.</p> <p><b>Evidence Base:</b> The Council's site assessment process will be used to inform the assessment of effects against this SA Objective. Reasonable walking distance is informed by the <i>Department for Transport (2007) Manual for Streets</i> (Department for Transport, 2007).</p>	?	There is an element of uncertainty, most likely until lower level assessments have been carried out through planning applications.
			-	The site option is located beyond reasonable walking distance (over 800m) of most of the key services and facilities.
			--	The site option is located beyond reasonable walking distance (over 800m) of all key services and facilities.
	2. To maintain and enhance community and settlement identities.	<p>SA Objective 2 relates to the impact of a development proposal on the character and identity of a community.</p> <p>The nature and significance of the effects against this SA Objective will relate to the magnitude of change. For instance would the proposal, alone or in combination, lead to the coalescence of settlements or significantly change the characteristics of a community? It assumes high quality of design.</p> <p><b>Evidence base:</b> ArcGIS will enable the identification of the scale of change a community could expect if the site option (s) were selected.</p>	++	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably.
			+	Development would support the character and identity of a community by enabling it to grow sustainably.
			0	A neutral effect is not considered possible
			?	N/A
			-	Development would lead to a significant change in the character of the community
			--	Development would lead to the coalescence of settlements or an existing community to be subsumed by new development.

	3. To support a sustainable level of population growth.	Assuming sufficient sites have been nominated for inclusion in the LDP, SA objective3 is not a differential at the site options stage.		
<b>Health and Equalities</b>	4. To improve human health and well-being and reduce inequalities.	<p>SA Objective 4 relates to the built environment's contribution to healthy and active lifestyles, and any disparities in provisions across the Plan area.</p> <p>The nature and significance of the effects against this SA Objective will relate to the provision of development in deprived areas and access to existing good quality open/recreational space and sports/leisure facilities.</p> <p>The SA assumes that any proposal for development can make appropriate and timely provision or contributions for necessary supporting infrastructure, including health, and green infrastructure.</p> <p>The appraisal narrative will note if there are any potential issues at site options with regard to the compatibility of surrounding land uses. It will also identify where mitigation may overcome any identified potential negative effects.</p> <p><b>Evidence base:</b></p> <p>The open space strategy identified sufficiency standards for access to open space. The Welsh index of Multiple Deprivation identifies communities experiencing Multiple Deprivation.</p> <p>The Council's site assessment process will be used to inform the assessment of effects against this SA Objective. Reasonable walking distance is informed by TAN 16: <i>Sport, Recreation and Open Space</i>.</p>	++	The site option is located within reasonable walking distance (within 400m) to sufficient amounts of open/recreational space or sports/leisure facilities and will deliver new development in an area of higher deprivation.
			+	The site option is located within reasonable walking distance (within 400m) of most of the open/recreational space or sports/leisure facilities or will deliver new development in an area of higher deprivation.
			0	A neutral effect is not considered possible.
			?	There is an element of uncertainty, most likely until lower level assessments have been carried out through planning applications.
			-	The site option is located beyond reasonable walking distance (over 400m) to existing open/recreational space or sports/leisure facilities and would be located in an area deficient in open space.

			--	Development at the site option would result in a net loss of open/recreational space, and / or sports/leisure facilities, in an area already deficient in open space.
Housing	5. To meet the housing needs of all through a mix of dwelling tenures and types.	<p>SA Objective 5 primarily relates to the provision of an appropriate quantity of housing to meet the needs of all residents and communities in Plan area.</p> <p>This SA objective assumes that development at any of the site options could provide an appropriate mix of housing types and tenures.</p> <p>The nature and significance of the effects against this SA Objective will relate to the potential <b>capacity of the site to accommodate residential development.</b></p> <p><b>Evidence base:</b> The Council's site assessment process, in particular the proposed use and estimated housing capacity of the site, will inform the assessment of effects against this SA Objective.</p>	++	The site option has the potential to provide a significant amount of new housing (50 dwellings or more)
			+	The site option has the potential to provide new housing (less than 50 dwellings)
			0	If no housing is being proposed as part of development, as it is an employment site option, then it is considered to have a neutral effect against this SA Objective
			?	There is an element of uncertainty as the capacity of the site option for housing development is unknown
			-	Not applicable.
			--	Not applicable.
	6. To improve the overall quality and energy efficiency of the housing stock.	<p>SA objective 6 relates to the quality and energy efficiency of the housing stock, which, in new development, is largely regulated by building control.</p> <p>This SA objective assumes that development at any of the site options could be delivered to a high quality.</p> <p>The nature and significance of the effects against this SA Objective will primarily relate to specific sites and will not be a differential at the site options stage.</p>		

<b>Economy &amp; Employment</b>	7. To enhance the attractiveness of the County Borough to support economic development.	SA objective 7 assumes that any proposal for development will be designed responsibly and relates to significant interventions to attract new job creating investment in <b>any</b> sector. This objective is not a differential at the site options stage.		
<b>Connections (incl. Transport and Movement)</b>	8. To reduce the need to travel and encourage sustainable modes of transport.	<p>The nature and significance of the effects against SA Objective 8 will primarily relate to <b>existing access to active travel train or bus routes and proposed enhancements</b>. In particular to better connect residential areas with the Town Centre and to connect Merthyr Tydfil and Aberdare via the Aberrant Tunnel and the wider region.</p> <p>For the purposes of the SA, identified active travel routes are those identified in the <i>Active Travel existing Routes Map (2016)</i>.</p> <p>A key aspect of encouraging walking and cycling is that routes need to be direct and accessible. Taking this into account, for the purposes of the SA a reasonable distance to these key walking and cycling routes is considered to be within 100m.</p> <p>Distances will be measured using a buffer zone of the set reasonable walking distance calculated from the site boundary within ArcGIS. It is recognised however that the distance by buffer zone is not the only aspect to consider in accessibility, and as such the narrative will note if potential barriers to movement or poor quality infrastructure is likely to</p>	++	The site option is within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) and or a reasonable distance (100m) to an active travel route or a key pedestrian or cycling route and offers the potential to enhance the sustainable travel network.
			+	The site option is within reasonable walking distance (100m) without impediment to an active travel or a key pedestrian or cycling route.
			0	A neutral effect is not considered possible.
			?	There is an element of uncertainty, for example the connectivity of the route is questionable or unknown, until more detailed assessments have been completed e.g. topography.

		<p>restrict the potential use of the mode. The SA assumes that development at any of the site options could potentially provide or contribute to improved access to active travel routes.</p> <p>The SA assumes that larger strategic development options have greater potential for enhancements to existing infrastructure and services/provisions.</p> <p><b>Evidence base:</b> ArcGIS shapefiles and evidence gathered to support the identification of existing Active Travel routes (2016).</p>	-	The site option is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) and or a reasonable distance (100m) to an active travel route or a key pedestrian or cycling route or is within reasonable walking distance but is impeded by topography or barriers.
			--	The site option is not within reasonable walking distance to a train station (800m), bus stop (400m) with a frequent service (every half hour) and or a reasonable distance (100m) to an active travel route or a key pedestrian or cycling route and would hinder improvements to the connectivity of the active travel route network.
	9. To ensure essential utilities and infrastructure are available to meet the needs of all.	<p>SA Objective 9 relates to the capacity of infrastructure to accommodate the distribution of population and housing growth.</p> <p>The SA assumes that any proposal for development can make appropriate and timely provision or contributions for necessary supporting infrastructure, including utilities services.</p> <p>The nature and significance of the effects against this SA Objective will relate to whether headroom exists within the electricity network, water provision, waste and water disposal networks, gas network and broadband network.</p> <p><b>Evidence base:</b> Consultation responses and advice from:</p>	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward
			+	There will be sufficient infrastructure headroom in all utilities during the plan period although connections to at least one utility will require phasing and or a significant developer contribution.
			0	A neutral effect is not considered possible.
			?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications



Energy		<ul style="list-style-type: none"> <li>• Dwr Cymru Welsh Water</li> <li>• Western Power Distribution</li> <li>• Wales and West Utilities</li> <li>• BT Openreach</li> <li>• Merthyr Tydfil Council Waste Management</li> </ul>	-	The provision of headroom is reliant on efficiencies in the network outside the direct control of the utilities provider.
			--	It is unlikely that sufficient headroom will be available in the plan period or the development contribution required to upgrade a network is likely to make the site unviable.
	10. To minimise efficiency use and optimise opportunities for renewable energy generation.	<p>SA Objective 10 relates to the potential for the site option to contribute to the delivery of renewable energy and assumes that all new development can meet policy targets for energy efficiency, using sustainable construction methods and could promote building form and layout that aids adaptation.</p> <p>It is assumed that all site options have the potential for neutral effect against SA Objective 10, and this SA Objective will not be a key differentiator between site options.</p> <p>The nature and significance of the effect will relate to the proposed use of the site and, for sites not proposed for renewable energy generation, whether there is the potential for the site to contribute to renewable / low carbon energy production.</p> <p>The SA does not consider the impact of incorporating renewable energy within development on a sites financial viability. Where practical constraints to the delivery of renewable and low carbon energy are identified these will be noted.</p>	++	The site is promoted for the generation of renewable and low carbon energy.
			+	The site is not promoted for renewable or low carbon energy but has clear potential to integrate with renewable technologies.
			0	A neutral effect is not considered possible.
			?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
			-	The site is not promoted for renewable or low carbon energy and practical constraints has clear potential to integrate with renewable technologies.

		<p><b>Evidence base:</b></p> <p>The Council has commissioned a Renewable and Low Carbon Energy Assessment which will identify opportunities. Other considerations include topography and whether any other constraints exist.</p>	--	The site is not promoted for renewable or low carbon energy and would hamper an opportunity for the development of renewable and low carbon energy generation.
Climate change	11. To minimise the contribution to climate change whilst maximising resilience to it.	<p>SA objective 11 relates to the capacity of the site to support adaptation to the predicted effects of climate change. In particular will the option allow sufficient access to open spaces and shade away from microclimates? Others predicted impacts most closely related to the selection of development sites are:</p> <ol style="list-style-type: none"> <li>1. Changes in soil conditions, biodiversity and landscape due to warmer, drier summers (see SA objectives 12 &amp; 18 below).</li> <li>2. Changes in species including a decline in native species, changes in migration patterns and increases in alien and invasive species (see SA objective 12 below).</li> <li>3. Reductions in river flows and water availability during the summer, affecting water supplies and the natural environment.</li> <li>4. Increases in flooding, affecting people, property and infrastructure.</li> </ol> <p>The nature and significance of effects against this SA Objective will relate to the potential for the development site to allow sufficient access to open spaces and shade away from microclimates through the provision of green infrastructure and planting of trees.</p> <p>If the evidence suggests that such access may be a significant issue this will be noted within the summary appraisal narrative.</p> <p><b>Evidence base:</b></p> <p>Evidence from the Council's Candidate sites register and observations of the Council officers.</p>	++	The site is entirely brownfield and will not result in the loss of any greenfield or agricultural land.
			+	The majority of the site is brownfield land and will not result in the loss of best and most versatile agricultural land.
			0	A neutral effect is not considered possible.
			?	An element of uncertainty exists for all sites until more detailed lower level surveys and assessment have been carried out through planning applications.
			-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.
			--	Development at the site option could result in the loss of best and most versatile agricultural land.

<b>Biodiversity, Flora and Fauna</b>	12. To maintain and enhance biodiversity and ecosystem connectivity.	SA Objective 12 relates to existing identified biodiversity assets, and ecological corridors that provide strategic connectivity for biodiversity.	++	Development at the site option will deliver biodiversity gains, or improve ecological corridors / connections to a designated site (SSSI, LNR), or development will address a significant existing sustainability issue relating to biodiversity.
		<p>The nature and significance of effects against this SA Objective will primarily relate to potential <b>effects on biodiversity</b>. Is the site within, adjacent to, or in close proximity (200m) to any nationally designated biodiversity (SSSIs, NNRs)?</p> <p>Is the site within, adjacent to, or in close proximity (200m) to any biodiversity sites designated as being of local importance (Local Wildlife Site, Local Nature Reserve)?</p> <p>Would development at the site result in the loss or fragmentation of important habitats or Green Infrastructure for biodiversity as identified in the SINC and Local Biodiversity Action Plan (2014)?</p> <p>It is recognised that when considering the potential for effects on designated biodiversity, distance in itself is not a definitive guide to the likelihood or severity of an impact. The appraisal commentary will try to note any key environmental pathways that could result in development potentially having a negative effect on designated biodiversity that may be some distance away.</p> <p>The capacity of the site to accommodate housing and employment development will also influence the judgements made in terms of the nature and significance of effects against this SA Objective.</p> <p>Are there opportunities to enhance biodiversity? Possibly improve connectivity, green/blue infrastructure or enhance an important habitat?</p>	+	Development will not lead to the loss of an important habitat, species, trees and hedgerows or hamper ecological connectivity (SINCs identified / LBAP and there are potential opportunities to enhance biodiversity).
			0	Developments at the site is not likely to have negative effects on any nationally or locally designated biodiversity or contributes towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect or Development at the site has the potential for negative effects on sites designated as being of local importance. Mitigation possible, potential for a residual neutral effect.

		<b>Evidence base:</b> Analysis of ArcGIS map layers, Countryside and Biodiversity officers input and the Nature Conservation Strategy will inform the assessment of effects against this SA Objective.	?	Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
			-	Development at the site option has the potential for negative effects on sites designated as being of local importance, or will lead to the loss of important habitats or fragmentation/severance of the connectivity of ecological corridors as identified as SINC / Green Infrastructure or Development at the site has the potential for negative effects on nationally designated sites Mitigation possible, potential for a minor residual negative effect.
			--	Development at the site has the potential for negative effects on a nationally designated site. Mitigation difficult and / or expensive, potential for a major residual negative effect.
<b>Water: Resources, Quality and Flooding</b>	Water resource availability – See SA objective 9 above.			
	13. To minimise the demand for water and improve the water environment.	SA Objective 13 relates to the water efficiency of new development, and its potential effects on water quality.  The SA assumes that development at any of the sites can incorporate aspirational water efficiency measures and that any proposal. The appraisal summary narrative will note if	++	Development has clear opportunities for SDS and that development at the site option will lead to significant positive effects on water quality leading to 'good' status.

		water intensive development is being proposed at the site option.	+	Development has clear opportunities for SDS and that development at the site option will lead to positive effects on water quality in an area already meeting 'good' status.
		The appraisal will focus on the potential offered by the site to improve the quality of water leaving the site (outside the Waste Water system).	0	The site option is unlikely to lead to any significant effects on water quality, or that appropriate mitigation is in place to reduce negative effects with the potential for a residual neutral effect.
		This will focus on the opportunity for the incorporation of Sustainable Drainage Systems (SDS). It is recognised that ground conditions and contamination have a large effect on the quality of water (see SA objective 15 below).	?	There is an element of uncertainty; most likely until further detailed assessment work has been carried out.
		<b>Evidence base:</b> ArcGIS will be used to consider the relationship of site options with watercourses and bodies of water such as ponds and whether they are in areas identifies as not having 'good' status under the Water Framework Directive. It will also consider the topography of the site to determine the likelihood that SDS are appropriate.	-	Development has no clear opportunity for SDS and, the site option may lead to minor negative effects on water quality, although satisfactory mitigation is identified.
			--	Development has no clear opportunity for SDS, will lead to major negative effects on water quality and no satisfactory mitigation is identified.
	14. To minimise the risk of flooding.	SA Objective 14 relates to existing areas of flood risk within the plan area. The nature and significance of effects against this SA Objective will therefore relate to whether a site option is located within an area of <b>flood risk</b> (from all sources) or has the potential to reduce flood risk. <b>Evidence base:</b> Analysis in ArcGIS using NRW Flood Map for Planning and Risk of Flooding from Surface Water and the Council's Flood Risk Management Plan will be used to inform the assessment	++	The site option is not located within any area of flood risk and there is evidence that development at the site option could offer an opportunity to reduce flood risk elsewhere.
			+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.

		of effects against this SA Objective.	0	The site option is located partially within an area of flood risk, or at risk of surface water flooding in parts of the site. However, development could avoid this area, or suitable mitigation is available, with the potential for a residual neutral effect.
			?	There is an element of uncertainty until more detailed lower level surveys and assessments have been carried out.
			-	The site option is located partially within an area of flood risk, or at risk of surface water flooding in parts of the site. The areas of flood risk would be difficult to avoid, and mitigation is likely to be expensive/ difficult.
			--	The site option is located predominantly within an area of flood risk and is at risk of surface water flooding. No clear opportunities for mitigation.
Air Quality	See SA objective 8 above.  Air quality within Merthyr Tydfil is closely linked to road traffic. This is demonstrated by the proposed designation of the AQMA on Twynyrodyn Hill where there is traffic congestion. Given the close relationship between traffic and air quality, the findings of the assessment under SA objective 8 are relevant to this topic. For example, positive effects against SA Objective 8 are likely to result in a positive indirect effect on air quality; equally, negative effects are likely to result in negative indirect effects on air quality.  Mitigation provided through LDP policies and at the project level to reduce traffic impacts, such as improving access to sustainable transport modes will also help to mitigate impacts on air quality.			



<b>Minerals, Land and Soil</b>	15. To protect and conserve soil and safeguard mineral resources.	<p>The nature and significance of the effect will relate to the land type and potential loss of previously undeveloped soil and the impact on safeguarded mineral resources.</p> <p><b>Evidence base:</b> Officers will use BMV and BGS safeguarding maps and site visits to determine whether the site proposal is on land where there is good soil or mineral resources worthy of safeguarding on the site and whether the potential resulting impact.</p> <p>There is little best and most versatile agricultural land in the County Borough.</p>	++	The site is entirely brownfield and will not hinder the future extraction of safeguarded minerals resources.
			+	The site is brownfield but would be reliant on the pre-extraction of mineral resources (for which there is no impediment).
			0	A neutral effect is not considered possible.
			?	An element of uncertainty exists until more detailed lower level surveys and assessment are undertaken.
			-	The site is brownfield but would be reliant on the pre-extraction of mineral resources (for which there are clear impediments) or the majority of the site is greenfield although acceptable mitigation for the loss of soil is identified.
			--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
<b>Waste</b>		<p>See SA objective 9 above.</p> <p>SA Objective 3 relates to the capacity of infrastructure to accommodate the distribution of population and housing growth.</p> <p>The nature and significance of the effects against this SA Objective, in relation to Waste, will relate to whether headroom exists within the network of waste facilities to accommodate the site option.</p> <p><b>Evidence base:</b> Consultation responses and advice from Merthyr Tydfil County Borough Council's Waste Management Department.</p>		

<b>Cultural Heritage (inc. Welsh Language) &amp; Historic Environment</b>	16. To protect and enhance heritage assets which defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<p>The nature and significance of the effects in this instance will relate to <b>designated heritage assets</b> (Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, and Areas of Archaeological Importance) and their setting. Any important non-designated heritage assets will be noted within the appraisal commentary.</p> <p>Are there any designated heritage assets or their setting, which could be affected within or adjacent to the site?</p> <p>Are there any opportunities to enhance heritage assets, such as: securing appropriate new uses for unused Listed Buildings; the removal of an eyesore could have a positive effect on the setting of designated assets; improved access and signage?</p> <p>It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out. Key conclusions will be noted in the appraisal.</p> <p><b>Evidence base:</b></p> <p>ArcGIS will provide a basis for consideration of the relationship between site proposals and assets. The Buildings at Risk survey provides a condition report for the stock of Listed Buildings.</p> <p>The advice of the Design and Built Heritage Officer and Glamorgan Gwent Archaeological Trust will inform the assessment of effects against this SA Objective.</p>	++	Development at the site option has the potential for a major positive effect on the significance / risk categorisation of a designated heritage assets and / or its setting.
			+	Development at the site option has the potential for minor positive effects as it may secure appropriate new uses for unused Listed Buildings and / or enhance the setting of, or access / signage to designated assets.
			0	Development at the site option will have no significant effect. This may be because there are no heritage assets within the influence of proposed development, or that mitigation measures are considered to reduce negative effects with the potential for a residual neutral effect.
			?	Not applicable – There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.
			-	Development has the potential for a residual minor negative effect on a Conservation Area; a Scheduled Monument; Listed Building; Registered Historic Park and Garden and/ or their setting.

			--	Development has the potential for a residual major negative effect on a Conservation Area, Scheduled Monument; Listed Building; Registered Historic Parks and Gardens and/ or their setting. Mitigation is likely to be difficult/ expensive.
	17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	<p>The nature and significance of the effects in this instance will relate to <b>the potential for the site option to facilitate the uptake of the Welsh Language and encourage those who can converse in Welsh to do so.</b></p> <p>There are two Welsh primary schools in the County Borough (Santes Tudful (Penyard) &amp; Rhyd y grug (Aberfan) site options located within their catchments will be considered to have facilitated the uptake of the Welsh Language to a greater extent than those located outside the catchments. It is, however, recognised this is not a major differential. The Welsh Speaking Secondary School is in Aberdare.</p> <p><b>Evidence base:</b></p> <p>ArcGIS will enable the identification of site options in relation to the catchment areas of Welsh Language primary schools.</p>	++	N/A
			+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school.
			0	Development at the site option will have no significant effect because it is located outside the catchment of an existing Welsh language primary school.
			?	N/A
			-	N/A
			--	N/A
<b>Landscape and Townscape (inc. Built Environment)</b>	18. To protect and enhance the quality of designated areas of landscape value and good quality	<p>SA Objective 18 relates to valued landscapes and townscapes, as well as features and assets that contribute to landscape and townscape character.</p> <p>The nature and significance of the effects against this SA Objective will relate to the <b>sensitivity of the landscape or townscape.</b></p>	++	Development significantly enhances the landscape or removes a significant eyesore and/or would regenerate previously developed land and buildings (PDL) that is currently having a major negative effect on the landscape/ townscape.

	townscapes.	<p>The capacity of the site to accommodate housing and employment development will also influence the judgements made in terms of the nature and significance of effects against this SA Objective.</p> <p>It is considered that there is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out through planning applications.</p> <p>The SA assumes that any trees protected by Tree Preservation Orders within a site option will be retained, unless there is evidence to suggest that this is not the case.</p> <p><b>Evidence base:</b> ArcGIS and Landmap will inform the expert consideration of this objective by the Landscape Architect.</p> <p>Consideration against the emerging SLAs, the Brecon Beacons National Park, Registered Landscape of Outstanding Historic Importance, emerging Iron Settlement work and the CADW Urban Characterisation Study.</p>	+	Development would remove an eyesore, or enhance the landscape and/or would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.
			0	A neutral effect is not considered possible.
			?	N/A – An element of uncertainty exists until more detailed lower level assessments have been carried out.
			-	The site option has medium sensitivity in landscape terms or is within the setting of the National Park or SLA or is located where the landscape or townscape character is well defined and mitigation through good design is likely.
			--	The site option has medium to high or high sensitivity in landscape terms and would conflict with the management objectives of a draft Special Landscape Area. Mitigation is likely to be difficult/ expensive. Potential for major residual negative effect.