

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



**Deposit Plan Sustainability Appraisal Report**

Mehefin 2018 | June 2018

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## **1. INTRODUCTION AND KEY OUTCOMES**

### **Introduction**

- 1.1 This Sustainability Appraisal Report forms part of Merthyr Tydfil County Borough Council's (MTCBC) deposit documents for the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016 -2031. It updates and builds on the Scoping Report<sup>1</sup> which the Council produced in January 2017 and the Initial Sustainability Appraisal published in June 2017. On adoption of the LDP, the Council will publish a statement explaining how the SA has influenced the LDP.
- 1.2 The main purpose of this Sustainability Appraisal (SA) is to identify the likely significant economic, environmental, social and cultural effects of the Deposit LDP and to identify the potential sustainability implications of site allocations. Policies included within the Deposit Plan provide measures to mitigate potential negative effects and maximise positive effects. These policies have also been assessed. This report:
- ◆ Summarises and updates the key aspects of the SA Baseline Scoping Report;
  - ◆ Describes the Deposit Plan;
  - ◆ Assesses the vision, objectives, growth and spatial strategies, policies included within the Deposit Plan and allocated sites against the Sustainability Objectives;
  - ◆ Identifies the potential sustainability impacts and Likely Significant Effects (LSEs) to address the requirements of the SEA Directive of the Deposit Plan;
  - ◆ States how the SA has influenced the Deposit Plan;
  - ◆ Considers ways to mitigate any likely significant negative impacts;
  - ◆ Proposes monitoring indicators for sustainability trends; and,
  - ◆ Includes detailed appendices including the assessment of the Deposit Plan Strategy and policies included within the Plan.

The detailed assessments of the allocated sites are included in the Sites Assessment Background Paper.

- 1.3 By including suitable Sustainability Objectives, this integrated assessment also enables a Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and a Welsh Language Impact Assessment. The Council has also undertaken a separate Habitat Regulations Assessment Screening Assessment (HRA)<sup>2</sup> and the key requirements for the Deposit Plan are highlighted in Paragraph 3.9.

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<sup>1</sup> See Merthyr Tydfil County Borough Council Local Development Plan (2016 – 2031) Sustainability Appraisal: Scoping Report – January 2017

<sup>2</sup> Merthyr Tydfil County Borough Council Local Development Plan (2016 – 2031) Preferred Strategy Habitats Regulations Assessment Screening Report 2017.

### **How the initial SA has informed the LDP process**

- 1.4 The systematic appraisal of the various components that make up the Deposit Plan against the sustainability framework set out in the SA Baseline Scoping Report, has informed the Council in the identification of the Deposit Plan so that the LDP will be best placed to address the likely key economic, social, environmental and cultural issues affecting Merthyr Tydfil County Borough. At this stage, the SA has assisted in the development of the Deposit Plan LDP objectives and policies for the delivery of the Deposit Plan. The early assessment of Candidate Sites provided an indication of the potential impacts which may have arisen from their allocation. A firmer assessment has now been made of the site allocations included in the Deposit Plan.

### **Overall summary of the sustainability of the Deposit Plan**

- 1.5 As preparation of the LDP has progressed a better judgement has been made on anticipated sustainability impacts of the LDP and ways to mitigate or enhance them. A summary of potential adverse sustainability impacts identified by this SA process is set out below.
- 1.6 Overall, the Deposit Plan vision, objectives, growth and spatial strategy and policies provide a sustainable basis for the Deposit LDP. Selecting sites and preparing policies to minimise any adverse environmental impacts (in particular Policy SW11: Sustainable Design and Placemaking, and Environmental Policies EnW1 - 5 provide the opportunity to deliver the strategy in a sustainable manner.
- 1.7 In terms of the SEA topics, positive likely significant effects arising from implementation of the Deposit Plan are identified for the topics of Population, Human Health and Material Assets, and no adverse likely significant effects have been identified
- 1.8 There is a direct link between the positive likely significant effects for the population and material assets. By adopting an approach which supports sustainable population growth, rather than decline or significant expansion in a short period of time, it helps community cohesion and allows for new development to be assimilated with existing services and facilities. Conversely, improvements to material assets are likely to attract population growth and the retention of working aged people. There is a positive synergistic effect apparent here, the positive effects contributing to an improved 'environment' which will continue to improve the perception of the County Borough as an attractive place to live, work and visit.

- 1.9 In terms of health and equality, the compatibility analysis for the LDP vision shows a neutral effect, however LDP Objective 5 relates to the provision of infrastructure and open space for the regeneration of communities and performs positively in this respect. The Deposit Plan is considered to be directly beneficial as the strategy is likely to enhance provision and access to healthcare services, and would, in the medium to long term, increase demand for sport and recreation facilities as well as public open spaces and footpaths/Active Travel routes.
- 1.10 In terms of the Welsh language, the compatibility analysis for the LDP vision shows a neutral effect on the Welsh language; however LDP Objective 2 specifically relates to the Welsh language and performs positively in this respect. The Deposit Plan is considered likely to attract and retain population in the County Borough. Although the LDP cannot directly influence how many will be Welsh speakers, the level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance and this will help to retain Welsh speaking residents. Sites perform universally positively in regards to the Welsh language. This is due to the fact that sites would provide housing in areas within the catchments of the 2 Welsh Primary schools in the County Borough, thereby providing additional potential pupils for these schools. Sites for non-residential development (retail, employment, tourism) will help make the area a more attractive place to live work and visit and will support the County Borough as a place of distinctive Welsh culture. This will ensure that the LDP has the scope to facilitate services and facilities that support distinctive local culture and the Welsh language.

### **How to comment on the Sustainability Appraisal Report**

- 1.11 The consultation period will be run for a six week period commencing in July/August 2018. Comments made on the Sustainability Appraisal Report must be made in writing and received by the County Borough Council by midday on the confirmed deadline date. All comments made by the deadline will be acknowledged and considered although; the Council cannot guarantee that comments received after this date will be considered.
- 1.12 All consultation documents and comments forms will be made available at the following locations:
- ◆ Council Offices, Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN
  - ◆ Council Offices, Unit 5, Triangle Business Park, Pentrebach, Merthyr Tydfil, CF48 4TQ
  - ◆ Merthyr Tydfil Central Library, High Street, Merthyr Tydfil, CF47 8AF

- ◆ Rhydycar Library Hub, *Merthyr Tydfil Leisure Centre, Merthyr Tydfil, CF48 1UT*
- ◆ Treharris Library, *Perrott Street, Treharris, Merthyr Tydfil, CF46 5ET*
- ◆ Dowlais Library, *Church Street, Dowlais, Merthyr Tydfil, CF48 3HS*
- ◆ Aberfan Community Library, *Pantglas Road, Aberfan, Merthyr Tydfil, CF48 4QE*

1.13 Or one can be downloaded from the Council's website at:  
[www.merthyr.gov.uk](http://www.merthyr.gov.uk)

1.14 You can either email completed forms to: [devplanning@merthyr.gov.uk](mailto:devplanning@merthyr.gov.uk) or post them to:

The Head of Planning & Countryside  
Planning & Countryside Department  
Merthyr Tydfil County Borough Council  
Unit 5, Triangle Business Park  
Pentrebach  
Merthyr Tydfil  
CF48 4TQ

1.15 If you have any queries about how to submit your comments please:  
Email the LDP team @ [devplanning@merthyr.gov.uk](mailto:devplanning@merthyr.gov.uk) or Telephone 01685 726279.

### **Next steps**

1.16 The Sustainability Appraisal Report has been used to inform preparation of the Deposit Replacement LDP 2016 – 2031. On adoption, Merthyr Tydfil County Borough Council will publish a statement explaining how the SA has influenced the Replacement LDP.

## 2. STATUTORY REQUIREMENTS AND COMPONENTS MAKING UP THE SA REPORT

### Statutory Requirements

- 2.1 Section 69(6) of the Planning and Compulsory Purchase Act 2004 (UK Government, 2004), as amended, requires the Council to appraise the sustainability [SA] of the LDP and to report its findings as an integral part of the plan preparation process. Under the 2004 Act, SA must cover the social and economic effects of the LDP as well as the environmental effects.
- 2.2 In addition, the Council must comply with EU SEA Directive 2001/42/EC (European Community, 2001), which requires formal Strategic Environmental Assessment (SEA), during preparation of certain plans and programmes which are likely to have a significant effect on the environment.
- 2.3 The Environmental Assessment of the Plans and Programmes (Wales) Regulations 2004 (National Assembly for Wales, 2004) transposes this requirement into law. Regulation 12 requires the preparation of an 'Environmental Report' where an environmental assessment is required under this provision. Since this includes LDPs, this means that in preparing its first replacement LDP the Council must comply with the SEA regulations and subject it to an Environmental Assessment.

### Integrated Appraisal: Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

- 2.4 Welsh Government has further determined that the requirements of the SEA Regulations should be incorporated into the mandatory SA process. In addition, it suggests that SA can be fully integrated with LDP preparation. This means that as long as those aspects of work specifically required to meet SEA Regulations<sup>3</sup> are clearly recorded and signposted in a common reporting structure then a separate Regulation 12 'Environmental Report' is not required. Accordingly the strategic SA framework (Appendix 3) identifies the sustainability objectives which address the requirements of the SEA Regulations and the Likely Significant Effects are identified in Table 9.1.
- 2.5 This combined SEA and SA process, is termed the SA.

<sup>3</sup> Table 3.1: SEA Regulations 2004 No.1656 (w.170) requirements, shows what the SEA must include.

### 3. APPRAISAL METHODOLOGY

#### Approach adopted for Integrated Appraisal

- 3.1 An Initial SA was undertaken following completion of the SA Baseline Scoping Report in January 2017, alongside preparation of the Preferred Strategy (PS), as part of the integrated SA process to describe and appraise the likely significant effects (LSE) of implementing the PS. It reported on the findings of the SA of the PS and sites nominated for inclusion in the Deposit LDP, so called, 'Candidate Sites'. This report up-dates the Initial SA and has been used to inform the Deposit Plan including SA of the allocated sites.
- 3.2 Every effort has been made to ensure that this SA is consistent with the Deposit Plan; however, some assumptions regarding the form of development that could take place had to be made during the SA of the allocated sites. Inevitably uncertainty will remain until detailed proposals are presented by developers.

#### Welsh language, Health and Equality Impact Assessments

- 3.3 MTCBC has also chosen to integrate the Welsh language, Health and Equality Impact Assessment processes together with the overarching SA process by incorporating sustainability objectives relating to these matters.
- 3.4 The Welsh Language (Wales) Measure (Welsh Government , 2011) made Welsh an official language in Wales, which means it must be treated no less favourably than English. In addition, TAN 20 (Welsh Government, 2013) states that the SA should assess evidence of the impacts of the spatial strategy, policies and allocations on the Welsh language, and the Planning (Wales) Act 2015 (Welsh Government, 2015) contains provisions relating to the consideration of the Welsh language in the appraisal of development plans.
- 3.5 Health Impact Assessment (HIA) is not a statutory requirement for Councils; however, health considerations are a requirement of the SEA process and thereby the overall SA process.
- 3.6 Public bodies have a duty under the Equality Act 2010 (UK Government , 2010) to assess the impact of their policies on different population groups to ensure that discrimination does not take place and where possible, to promote equality of opportunity, this is carried out through an Equality Impact Assessment (EqIA).

- 3.7 For the appraisal of the Deposit Plan the integration of Welsh language, health and equality concerns has focused on ensuring that these issues are well represented in the SA Framework against which the Deposit Plan has been assessed [see Sustainability Objective 17: To facilitate services and facilities that support distinctive local culture and the Welsh language and Sustainability Objective 4: To improve human health and well-being and reduce inequalities].

### **Habitats Regulations Assessment (HRA)**

- 3.8 The Habitats Directive (92/43/ECC) (European Economic Community, 1992) as set out in the Conservation of Habitats and Species Regulations 2010 (UK Government, 2010) [The Habitats Regulations], require that Habitats Regulations Assessment (HRA) is applied to all statutory land use plans in Wales. The aim of the HRA process is to assess the potential effects arising from a plan against the nature conservation objectives of any site designated for its nature conservation importance.
- 3.9 HRA screening considers how effects arising from the plan may indirectly affect these sites either alone or in combination with other plans and projects. The methods and findings of an Initial HRA process were set out in a separate HRA Report, sent to the statutory consultee [Natural Resources Wales] and placed on consultation for the wider public. The initial HRA screening concluded that all matters, with the exception of the following, should be screened out from further consideration at deposit stage:-
- ◆ All development allocations in the Deposit Plan must avoid the loss and or degradation of marsh fritillary habitat (of relevance to the Aberbargoed Grasslands Special Area of Conservation (SAC) and Blaen Cynon SAC) and
  - ◆ Emissions from new industrial development on protected and allocated industrial sites in the Deposit Plan must not directly contribute to the degradation of the environmental conditions of the Brecon Beacons SAC, Coedydd Nedd a Mellte SAC, Cwm Cadlan SAC, and Llangorse Lake SAC.

### **Consultation: Statutory, Public & Stakeholder Engagement**

- 3.10 The SEA Directive requires that the authorities responsible for preparing plans should consult with Consultation Bodies. For MTCBC, these are Natural Resources Wales (NRW) and Cadw (Welsh Governments Historic Building Service).

- 3.11 The Directive does not require full consultation with the public or other bodies until this stage i.e. the Environmental Report (in this case, the SA) on the Deposit Plan is finalised. Comments on this report are therefore invited and details of how to do so are contained at the end of section 1 of this report. In addition, given that the Directive does require some early and effective consultation with the public MTCBC also sought wider consultation on the Initial SA report in order to better inform Deposit Plan preparation and comments received at that stage have been taken into consideration in this report.

### The Stages of the SA

- 3.12 The five main stages of SA, as outlined in the LDP Manual (Welsh Government, 2015), have been followed as shown in Figure 3.1. This report represents Stages 4 - 5, with regard to the SA of the Deposit Plan.

**Figure 3.1: SA stages**

The five main stages in conducting an SA that need to be integrated into LDP preparation

Stage 1	Scoping	Setting the context and objectives, establishing the baseline and deciding on the scope
Stage 2	Appraisal	Developing and refining options and assess effects
Stage 3	Reporting	Preparing the SA Report
Stage 4	Consulting	Consultation on the LDP and SA Report
Stage 5	Monitoring	Monitoring the significant effects of implementing the LDP

### Components making up the SA Report

- 3.13 Figure 3.2 shows the components making up this SA report, which have been prepared in accordance with the LDP Manual and the Practical Guide to Strategic Environmental Assessment Directive 5<sup>4</sup>. It shows how this report, together with the Baseline Scoping Report, meets the legal requirements of the SEA Regulations. A Final SA Report will be presented alongside the Adoption Statement<sup>5</sup> and will include more detailed information on how development and conservation issues will be addressed in the Adopted LDP.

<sup>4</sup> A Practical Guide to the Strategic Environmental Assessment Directive – ODPM 2005

<sup>5</sup> When a Local Planning Authority adopts its Local Development Plan (LDP), it is required to produce and publish an adoption statement in accordance with Regulation 25(2) of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

**Figure 3.2:** Requirements of the Strategic Environmental Assessment Regulations

Key Questions	Environmental Report – SEA requirements	Where covered
What is the plan trying to achieve?	An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes (Sch2(1))	Section 4 of the SA & Section 2.0 of SA: Baseline Scoping Report.
What's the policy context?	An outline of the contents, main objectives of the plan or programme and relationship (if any) with other relevant plans and programmes (Sch2(1))	Section 4 of the SA & Section 2.0 of SA: Baseline Scoping Report.
What are the key sustainability objectives that need to be considered?	The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation (Sch2(5))	Section 5 and Appendix 2 of the SA. Section 4 of the SA: Scoping Report.
What's the situation now?	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme (Sch2(2)) The environmental characteristics of areas likely to be significantly affected (Sch2(3))	Section 5 of the SA and Section 3.0 of SA Scoping Report (pages 23 – 70).
What will the situation be <u>without</u> the plan?	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" (Sch2(2))	Section 5 of the SA Section 3.0 of SA Scoping Report (pages 23 – 70).
What are the key issues including any sustainability problems?	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, not covered in the HRA (Sch2(4))	Appendix 2 of the SA and Table 4.1: Key Sustainability Issues of SA Baseline Scoping Report (pages 72 - 75)
What will be the situation <u>with</u> the plan?	The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (Sch2(6))	Figure 9.1 and Sections 7 of the SA. SA of LDP Vision, Objectives, Growth and Spatial Strategy, Policies and allocated sites. ISA Appendices 4 & 5. Sites Assessment background paper.
How can we mitigate adverse (and enhance positive) effects?	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme" (Sch2(7))	Section 1 of the SA.
How can we best monitor the plan's impacts?	A description of the measures envisaged concerning monitoring (Sch2(9))	Figure 8.1 SA Indicators and targets. SA Baseline Scoping Report. Section 8 of the SA.

## 4 THE LDP DEPOSIT PLAN

### The LDP and the SA Process

- 4.1 MTCBC formally began work on its first replacement LDP in August 2016, following a full review<sup>6</sup> of the adopted LDP in April 2016 and approval of the Delivery Agreement<sup>7</sup> in August 2016. The publication of the PS for consultation was the first formal publication in the replacement LDP process followed by the publication of the Deposit Plan. When adopted the replacement 2016-2031 LDP will constitute the development plan for Merthyr Tydfil and supersede the Council's adopted 2006-2021 LDP.
- 4.2 The Deposit Plan sets out the approach that the LDP intends to take in order to ensure that the County Borough is developed in a sustainable manner over the Plan period. It also provides the strategic framework for the detailed policies, proposals and land use allocations included in the Plan.
- 4.3 The plan has been informed by the key trends and issues identified through preparation of the SA/SEA Scoping Report and ISA which comprised a general review of social, economic and environmental information, the national, regional and local policy context, including national well-being goals and strategic assessments of key issues.
- 4.4 The overall purpose of the Deposit Plan is to meet local needs over an identified timeframe by:
- ◆ Setting out overarching objectives for delivering sustainable development which address the vision and key issues for the LDP;
  - ◆ Setting out the anticipated scale and distribution of future growth in population, housing and employment requirements;
  - ◆ Setting out policies and proposals to deliver the vision and objectives; and
  - ◆ Allocating sites for development.

### The Vision

- 4.5 In line with the LDP Manual 2015 (Welsh Government, 2015), the vision is based on the Single Integrated Plan 2013 – 2017 's vision, published by the Merthyr Tydfil Local Service Board in March 2013 (revised in October 2015) and has been amended to incorporate a demographic element and reference to the Cardiff Capital Region.

<sup>6</sup> The Review Report sets out the extent of changes required to the LDP and recommends that the Council commences the preparation of a replacement LDP following the full revision procedure.

<sup>7</sup> This Delivery Agreement (DA) is a public statement of how and when stakeholders and the community can contribute to the preparation of the replacement LDP.

### LDP Objectives

- 4.6 As required by the Planning and Compulsory Purchase Act 2004 (s62) the Deposit Plan sets out the authorities objectives in relation to the development and use of land in the area. 18 objectives are proposed, which are derived from those incorporated in the adopted LDP (2006 – 2021), issues identified in the ISA and SA/SEA Baseline Scoping Report and a review of the most up to date published edition of Planning Policy Wales (PPW) (Welsh Government, 2016).
- 4.7 Involvement was undertaken through the first round of LDP Steering and Working groups, which together with a joint LDP and well-being workshop were held throughout October and November 2016. Following this work, broad consensus was gained following LDP Steering and Working groups held between January and March 2017 when the draft Vision and objectives were presented.
- 4.8 Since that time further meetings of the LDP Steering Group were held in December 2017 and March 2018 following public consultation on the PS stage held between 14<sup>th</sup> July and 4<sup>th</sup> September 2017. Details of these meetings and consultation can be found in the Initial Consultation Report.
- 4.9 The Deposit Plan objectives are broadly grouped in accordance with the Well-being of Future Generations (Wales) Act 2015 (Welsh Government, 2015), which defines sustainable development as the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle<sup>8</sup>.
- 4.10 In light of the PS consultation the Objectives have been slightly revised for the Deposit Plan. In particular:
- ◆ Objective 2 now includes a *cultural* dimension;
  - ◆ PS Objective 3 has been separated into *two* Objectives - Deposit Plan Objectives 3 & 4;
  - ◆ Deposit Plan Objective 5 includes reference to *sufficient* provision and a *local* dimension;
  - ◆ Deposit Plan Objective 7 (PS Objective 6) includes a reference to transport *links*;
  - ◆ Deposit Plan Objective 9 (Ps Objective 8) includes reference to *all* heritage assets and

<sup>8</sup> To act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

- ◆ Deposit Plan Objective 10 (PS Objective 9) has been up-dated to take account of the of the *Environment (Wales) Act 2016*.

**Figure 4.1:** Deposit Plan Objectives

LDP Objective 1 Sustainable Population Growth:	To encourage a sustainable level and distribution of population growth.
LDP Objective 2 Welsh Language and culture:	To protect and enhance the Welsh language and culture.
LDP Objective 3 Housing Provision:	To ensure the sufficient provision of housing and affordable housing to address local housing needs..
LDP Objective 4: Regeneration:	To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
LDP Objective 5: Infrastructure:	To ensure that community infrastructure and open space supports the regeneration of local communities.
LDP Objective 6: Sustainable Design:	To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
LDP Objective 7: Transport:	To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.
LDP Objective 8: Community Facilities:	To support existing community facilities and suitable community led development
LDP Objective 9: Heritage and Cultural Assets:	To protect, enhance and promote all heritage, historic and cultural assets.
LDP Objective 10: Biodiversity:	To improve ecosystem resilience and connectivity which support habitats and species of principle importance in Wales.
LDP Objective 11: Countryside and Landscape:	To protect and enhance the character and appearance of the landscape and the countryside.
LDP Objective 12: Economic Development:	To provide and safeguard appropriate land for economic and skills development.
LDP Objective 13: Rural Economy:	To strengthen and diversify the rural economy.
LDP Objective 14: Town and Local Centres:	To develop the town and local centres as accessible, attractive, viable and vibrant places.
LDP Objective 15: Leisure, Recreation and Tourism:	To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.
LDP Objective 16: Renewable Energy:	To promote renewable and low carbon energy.
LDP Objective 17: Minerals:	To ensure a sustainable supply of minerals.
LDP Objective 18: Sustainable Resources and Waste:	To promote the efficient use of materials and resources and ensure an integrated network of waste management facilities.

### The Plan Strategy

- 4.11 According to the LDP Manual 2015 (Welsh Government, 2015), an important feature of the LDP system is the emphasis on identifying options. Options should reflect the evidence and plan objectives to meet the needs of the area and be deliverable within the plan period. They should also conform to national policy and regional and local plans and strategies.
- 4.12 Several evidence based growth and spatial options were considered at the PS stage as discussed below (more detail can be found in the initial Sustainability Appraisal). The preferred growth and spatial strategies were selected having achieved broad consensus at the LDP Steering and Working groups held between January and March 2017, further meetings held in December 2017 and March 2018 and following the public consultation on the PS stage held between 14<sup>th</sup> July and 4<sup>th</sup> September 2017. The following strategies have been taken forward into the Deposit Plan.

### The Growth Strategy

- 4.13 Eight different scenarios were assessed through Popgroup<sup>9</sup> in order to highlight a range of possible dwelling requirements that the Council might need to cater for differing population projections. The results indicated a range of requirements from approximately 300 dwellings to nearly 4000 dwellings being required between 2016 and 2031 depending on the scenario followed<sup>10</sup>. Having tested all eight scenarios and analysed the results, an amount of land required to deliver the scenarios was calculated.
- 4.14 The Growth Options which considered the overall levels of growth and change to be accommodated in the area were progressed for further assessment in advance of the PS consultation. The preferred growth option taken forward was a 'mid growth' strategy. This comprises a 'sustainable population growth' strategy which will result in an increase in the population of approximately 8% to nearly 64,400 by 2031, with a resulting dwelling requirement of 2,250 over the Replacement LDP period (or 150 average dwelling completions per annum). A summary of this LDP growth strategy is shown below.

<sup>9</sup> Popgroup, is a software package that has been developed to forecast population, households and dwellings for areas. It replicates WG projections and allows users to develop different policy led scenarios and convert household change into dwelling requirements.

<sup>10</sup> The full analysis can be found in the Population and Housing and populations options Background Paper – July 2017.

### Figure 4.2: Summary of the Deposit Plan 'Sustainable Growth Strategy' Analysis

This would result in an increase in the population (approx. 8%) to nearly 64,400 by 2031, with a resulting dwelling requirement of 2,250.

This would require a level of house building only slightly higher than historic build rates.

Furthermore this would see:

- An increase in the number of school age children at a level which could be more readily accommodated without the need for new schools.
- A significant increase in the proportion of elderly people living in the County Borough. Catering for this demographic will be a key issue for service providers across the public and private sectors.
- A smaller proportion of the working age population moving elsewhere in the UK than is currently occurring, increasing the importance of correctly locating physical infrastructure and job opportunities, and ensuring that the public transport network effectively links Merthyr Tydfil County Borough with the rest of South East Wales.
- Development at this level is likely to have some impact on open space provision across the County Borough. However built development should be able to be planned in conjunction with improvements to the quality and access to important areas of open space.

### The Spatial Strategy

- 4.15 In terms of the spatial distribution of housing the existing Enhanced Growth Option of the adopted LDP focussed on three distinct areas i.e. The 'Primary Growth Area' comprising the northern settlements, the 'Secondary Growth Area' comprising the southernmost settlements of the County Borough and the 'Other Growth Areas' comprising the mid-settlements of the area, with the housing allocations varying across the three areas. Since the start of the adopted plan period the overall delivery rate of house-building has not been at a level sufficient to meet the requirements of the adopted LDP's strategy within the adopted plan period. It was therefore considered that spatial distribution of growth needed to be reconsidered in order to establish whether the existing strategy was the most appropriate for the delivery of growth up to 2031.
- 4.16 Reasonable alternatives for the distribution of growth were presented at the steering and working groups held during January and March 2017, when three options were selected for detailed consideration as part of the PS preparation.

- 4.17 Each of the options which were considered as part of the Plan making process were reflective of the fact that Merthyr Tydfil has the best prospects for sustainable growth and the majority of development will be focused in this area. This is consistent with the Wales Spatial Plan<sup>11</sup> and 'Turning Heads - A Strategy for the Heads of the Valleys 2020'<sup>12</sup>. Each document identifies Merthyr Tydfil as one of the 'Primary Key Settlements' in the 'Heads of the Valleys' sub-region. Therefore Merthyr Tydfil is to be retained as the 'Primary Growth Area'.
- 4.18 Given that the majority of existing allocations in the adopted LDP 'Secondary' and 'Other Growth' Areas, comprising the lower valley settlements of Treharris and Trelewis and the mid valley communities, have been delivered differentiating between the 'Secondary' and 'Other' growth zones was no longer considered justified. The replacement LDP growth strategy therefore combines them as the 'Other Growth Area'.
- 4.19 This spatial strategy also focuses on the regeneration of an iconic former industrial site that has been largely vacant for nearly 10 years, known as the 'Hoover Strategic Regeneration Area' at Abercarnaid/Pentrebach whilst including other 'smaller sites' across the County Borough. The introduction of the Hoover Strategic Regeneration Area, as an integral part of the LDP spatial strategy, provides opportunities to contribute both housing, employment land and transport infrastructure and capitalises on the 'South Wales Metro' scheme, as shown in figure 4.3 below.

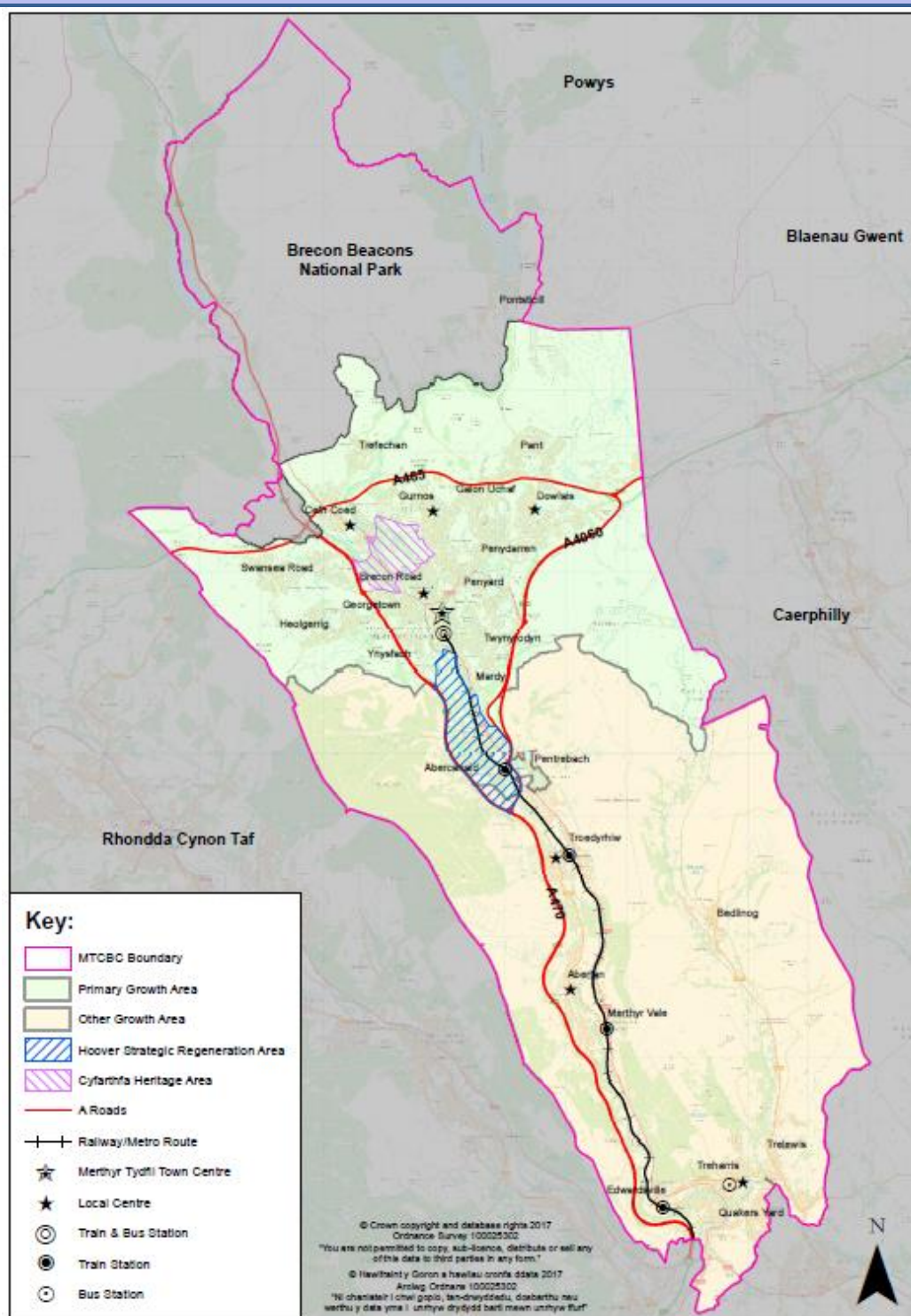
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<sup>11</sup> People, places, futures – The Wales Spatial Plan update 2008

<sup>12</sup> Turning Heads...A strategy for the Heads of the Valleys 2020 (2006).

**Figure 4.3:** 'Hoover Strategic Regeneration Area' and other small sites.

A significant proportion of housing (up to 1000 dwellings) will be located on the 'Hoover Strategic Regeneration Area' (Abercandaid/Pentrebach) which will also support employment uses and form a key part of the 'South Wales Metro' proposals.



### Policies to deliver the Deposit Plan

- 4.20 Policies supporting the LDP objectives are presented by topic, as shown in Figure 4.4 below. They set out the spatial strategy for the development and use of land in greater detail and encourage the protection and management of features of the built and natural environment. The policies are based on the background evidence and technical documents which can be viewed at the locations listed at the end of section 1 of this report.

<b>Figure 4.4: Deposit Plan Policies</b>	
<b>Policy SW1:</b>	Provision of New Homes.
<b>Policy SW2:</b>	Provision of Affordable Housing.
<b>Policy SW3:</b>	Sustainably Distributing New Homes.
<b>Policy SW4:</b>	Settlement Boundaries.
<b>Policy SW5:</b>	Affordable Housing Exceptions Sites.
<b>Policy SW6:</b>	Hoover Strategic Regeneration Area.
<b>Policy SW7:</b>	The former Ivor Steel Works Regeneration Site.
<b>Policy SW8:</b>	Gypsy, Traveller and Showpeople Sites.
<b>Policy SW9:</b>	Planning Obligations
<b>Policy SW10:</b>	Protecting and Improving Open Spaces.
<b>Policy SW11:</b>	Sustainable Design and Placemaking.
<b>Policy SW12:</b>	Improving the Transport Network.
<b>Policy SW13:</b>	Protecting and Improving Local Community Facilities.
<b>Policy CW1:</b>	Historic Environment.
<b>Policy CW2:</b>	Cyfarthfa Heritage Area.
<b>Policy EnW1:</b>	Nature Conservation and Ecosystem Resilience.
<b>Policy EnW2:</b>	Nationally Protected Sites and Species.
<b>Policy EnW3:</b>	Regionally Important Sites, Sites of importance for nature Conservation and Priority Habitats and Species.
<b>Policy EnW4:</b>	Environmental Protection.
<b>Policy EnW5:</b>	Landscape Protection.
<b>Policy EcW1:</b>	Provision of Employment Land.
<b>Policy EcW2:</b>	Protecting Employment Sites.
<b>Policy EcW3:</b>	Retail Hierarchy - Supporting Retailing Provision.
<b>Policy EcW4:</b>	Retail Allocation.
<b>Policy EcW5:</b>	Town and Local Centre Development.
<b>Policy EcW6:</b>	Out-of-Town Retailing Areas.
<b>Policy EcW7:</b>	Tourism, Leisure and Recreation Development.
<b>Policy EcW8:</b>	Renewable Energy.
<b>Policy EcW9:</b>	District Heating.
<b>Policy EcW10:</b>	Sustainably Supplying Minerals.
<b>Policy EcW11:</b>	Minerals Development.
<b>Policy EcW12:</b>	Minerals Buffer Zones.
<b>Policy EcW13:</b>	Minerals Safeguarding.
<b>Policy EcW14:</b>	Waste Facilities.

### **Site Allocations**

- 4.21 Site allocations in the Deposit LDP have been selected from site nominations published in the Candidate Sites Register and sites contributing to the 5-year housing land supply established from the Joint Housing Land Availability Study (JHLAS). Each site has been assessed against the sustainability objectives in accordance with the methodology as set out in Appendix 5. This enabled taking informed decisions when selecting the site allocations appearing in the Deposit LDP.

### **Candidate Sites Register**

- 4.22 A Candidates Sites Register was prepared following the call for candidate sites held between 30<sup>th</sup> August and 2<sup>nd</sup> December 2016. The register contained a list of the 98 sites submitted for consideration, either for development or protection, at that time. The consultation process for the PS afforded an additional opportunity to submit sites. Following this a further five sites were submitted and were included in an up-dated Candidates Sites Register, published in order to obtain stakeholder feedback to help inform the Deposit Plan but did not form part of the PS. At that time each site was subject to an SA which accompanied the register.

### **Joint Housing Land Availability Study (JHLAS)**

- 4.23 The 2016 Merthyr Tydfil JHLAS (Merthyr Tydfil County Borough Council , 2016) presented the housing land supply for the area at the base date of 1st April 2016. This was prepared in accordance with the requirements of PPW (Welsh Government, 2016) and Technical Advice Note 1 (Welsh Government, 2015) (TAN 1). It showed that based on the residual method set out in TAN 1, Merthyr Tydfil currently has 1.6 years housing land supply. 45 sites were included in the JHLAS which assesses the likelihood of completions occurring on these sites in the subsequent 5 year period. This is due to be up-dated imminently.

## 5. THE BASELINE SCOPING REPORT

- 5.1 In addition to the Initial Sustainability Appraisal report this SA report updates and builds on the Baseline Scoping Report<sup>13</sup> prepared by the Council in January 2017. The Report reviewed the International, European, National, Regional and local level key policies, plans and strategies relevant to the area. A summary of the documents reviewed is attached at Appendix 1, which has been up-dated to take account of additional plan, policies and programmes being published since that time. This process is summarised in Figure 5.1.

<b>Figure 5.1: Review of Plans, Policies and Programmes.</b> Summary of process.	
Level	Summary
International Plans and Programmes	A review was undertaken of key International Conventions and European Directives that could potentially influence the development of the LDP and the SA. European Directives are transposed into national legislation in each individual Member State and, therefore, there should be a 'trickle-down effect' of the key principles and an application to the relevant national, regional and local circumstances in other planning documents.
National and Regional Plans and Programmes	A pragmatic and proportionate approach was taken with regard to identification of key National and regional Plans and Programmes. Planning Policy Wales (PPW) and Technical Advice Notes translate the Welsh Governments commitment to sustainable development into the planning system. Other plans reviewed included the Wales Spatial Plan, the Cardiff Capital Region City Deal and the South Wales Metro. This has been up-dated to take account of additional plan, policies and programmes published to date.
Local Plans and Strategies	Plans produced at the local level specifically address issues relating to the natural and built heritage environment, economy; health; safety; tourism; sustainable communities; housing; employment; and physical activity and in theory have included the main influences of international, national, regional and county level plans through the 'trickle-down effect'. These local plans and strategies were instrumental in the development of the SA Framework as they provided a more local focus (refer to Table 6.2). It is, through identifying these themes and incorporating them into the Deposit Plan that synergies can be achieved with other relevant documents. The Deposit Plan and the SA has therefore drawn from these documents, which have been up-dated, and transposed their aims into the Deposit Plan objectives and policies.

<sup>13</sup> See Merthyr Tydfil County Borough Council Local Development Plan (2016 – 2031) Sustainability Appraisal: Scoping Report – January 2017

### Implications for the LDP and SA

- 5.2 All the baseline evidence gathered for the report was assessed and analysed on the basis of the following criteria:

**Figure 5.2:** Criteria for assessing other Plans, Policies and Programme (PPP)

- ◆ The PPP identified a sustainability or environmental concern that the LDP can address;
- ◆ The issues identified were specific to the County Borough rather than abstract and generalised (even though the issue may also occur elsewhere);
- ◆ The PPP identified the cause of the problem (where this is known);
- ◆ The PPP included information in relation to what, how and where is being affected;
- ◆ The issues identified in the PPP were intermittent in nature or relates to a specific timeframe or event, and the circumstances that give rise to the issue, or its duration and frequency (i.e. 'when') is explained;
- ◆ The PPP did not pre-empt the solution;
- ◆ The issues in the PPP were identified before a solution was found, not after
- ◆ The PPP did not focus on an internal council issue;
- ◆ The PPP identified the scope of the opportunity;
- ◆ The PPP was not confined to a topic only e.g. water contamination;
- ◆ The PPP did not define the desired outcome (that is the role of objectives) and
- ◆ Were succinct.

- 5.3 The key environmental, economic, social issues, and so called 'sustainability issues', affecting the County Borough that had implications for the replacement LDP were identified and grouped under topic headings and attached at Appendix 2. Given that the Baseline Scoping Report was published in January 2017, any significant policy changes have been added to Appendix 1. A synopsis of the findings of the Scoping Report, policy updates and their influence on Deposit Plan is provided below:
- 5.4 Communities: Existing plans and strategies that seek to improve the overall well-being of communities have the potential to be affected by the LDP. For communities, the potential effects focus on the areas or districts within the town and the settlements situated further south along the Taff and Taff Bargoed River valleys. These communities contain more limited job opportunities and a range of lower order local services and facilities. Conversely it fosters strong community ties within settlements. Ensuring the town centre and district centre services and facilities are maintained and enhanced will support local communities. The LDP has therefore considered the appropriate siting of new development, particularly where sites are likely

to require or include new services and facilities. Any development gains could also stimulate potential opportunities for improvements to service and facility provisions including recreational areas, leisure facilities and tourist attractions, with the potential for increased indirect positive effects and benefits for local communities.

- 5.5 Health and Inequalities: The LDP can have a significant influence in addressing inequalities, it therefore seeks to locate development in areas to facilitate improved accessibility for existing residents as well as new, and ensure that future development does not exacerbate inequalities. The SA process supported the identification and refinement of the plan strategy that can contribute to reducing inequalities and supported the development of policy approaches that cumulatively improve the well-being of local communities. Improvements to existing development through regeneration could further help to improve health reduce and inequalities and Deposit Plan policy formulation reflects this.
- 5.6 Housing: The delivery of new housing is considered to support local communities by meeting housing needs and addressing shortages. Due to existing growth restraints within the region, there is the potential that Merthyr Tydfil may need to accommodate a small level of growth from outside the plan area in the future given the close connections with the National Park in the County Borough. On the other hand promoting additional growth will inevitably increase pressures on the existing highway network traffic, which has implications for air quality, waste facilities, energy consumption, services, facilities and natural resources including the consumption of water, water resources and greenfield land. The SA process has therefore supported the identification and maximisation of potential benefits through the consideration of site allocations and assessment of both negative and positive significant effects.
- 5.7 Economy and Employment: Although Merthyr Tydfil is the smallest local authority in the Valleys the main town of Merthyr Tydfil functions as the regional commercial, retail and service centre of the County Borough and Heads of the Valleys region, with its primary shopping areas, the majority of the employment opportunities, a hospital and many other higher order services and facilities. Existing and recent economy and employment plans seek to maximise the economic potential of this area, particularly in regards to the wider economic potential of the South East Wales 'Cardiff Capital' Region. Accessibility by transport other than the car varies considerably, and current public transport systems within the County Borough area and to and from surrounding authority areas remain quite poor. It suffers from long journey times and infrequent services and a lack of options for orbital travel

between valleys. This limits the accessibility of the jobs market for the labour force without access to a car (one of the highest rates in Wales). The Deposit Plan therefore LDP seeks to maximise the potential benefits of nearby strategic growth, and takes advantage of opportunities for an 'orbital' approach to growth, ensuring the vitality and viability of the local economy.

- 5.8 Connections (Transport and Movement): National, regional and local transport strategies identify strategic and localised priorities and action plans. Housing and employment development allocations proposed in the Deposit Plan will have the potential to affect the state of the transport network, which is set to be enhanced by the road widening along the A465 Heads of the Valleys Road, currently underway and the delivery of new infrastructure, including the 'Metro' and 'Bus Station'. The SA has helped to reduce this by identifying where mitigation may be needed and influenced the Deposit Plan to appropriately site new development and require the necessary transport provisions and contributions from new development that will promote a modal shift toward public transport and Active Travel.
- 5.9 Energy: The LDP includes policies that support energy efficiency in new development and renewable energy generation. This includes the identification of Local Search Areas for solar energy and Heat Priority Areas for potential district heat networks. The Deposit Plan also sets targets for renewable energy generation in the monitoring framework for 37.4MWe of electricity generation by 2031 and 19.4MWth of heat energy by 2031.
- 5.10 Climate Change: The Deposit Plan LDP seeks to identify opportunities to maximise the potential for alternative modes of transport to the car, reduce the need to travel, and thereby reduce emissions. Deposit Plan policies further support the development of renewable energy technologies, where appropriate, in line with climate change mitigation strategies and targets.
- 5.11 Biodiversity, Flora and Fauna: The delivery of growth can support investment and improvement to local nature conservation designations and biodiversity networks (Sites of Importance for Nature Conservation and Green Infrastructure). However, increased growth also has the potential for negative effects on and increased potential for fragmentation of habitats and ecological corridors. The Deposit Plan therefore seeks to maximise any opportunities arising for local economies, communities, health and biodiversity. This includes potential enhancements to both designated and non-designated natural environment sites and other ecological networks that cross LA boundaries. Although, the Plan area does not include any 'European Sites' (Special Areas of Conservation (SACs) or Special Protection Areas (SPAs), other LPA areas in the region do. In particular, Blaen Cynon

(Rhondda Cynon Taff) and Aberbargoed Grasslands (Caerphilly) are European Sites in neighbouring planning areas which support populations of the Marsh Fritillary Butterfly, which have now also been recorded within the plan area. The Deposit Plan therefore seeks to ensure that all significant cross boundary issues have been identified and addressed. It also seeks to maximise potential opportunities that have arisen through the requirement for development plan compatibility and consistency.

- 5.12 Water and Flooding: The Deposit Plan has planned for water efficiency, as well as ensured that water quality can be maintained and enhanced in the plan area. It has also verified that there is sufficient 'headroom' in the waste water treatment works in Cilfynydd. This not only addresses an existing sustainability issue but also allows for long-term flexibility in the Plan. The SA process has sought to identify and address potential negative effects on the water environment. The Deposit has ensured that development is sited away from areas of high flood probability (and from areas inappropriate for highly vulnerable developments) and that appropriate provision and consideration will be made regarding water drainage in line with local flood risk strategies.
- 5.13 Air Quality: Any increased growth in housing and employment development proposed in the LDP will inevitably increase pressures on road traffic and air quality. The SA process has helped the Deposit Plan to minimise the effects of development when considering alternatives and assessment of significant effects.
- 5.14 Waste: The Deposit Plan supports waste minimisation measures for new development and identified preferred areas of search for sustainable waste management facilities.
- 5.15 Minerals, Land and Soil: Land and soil quality, are all likely to be affected to some degree by the delivery of new development within the Plan area. The Deposit Plan has therefore ensured that proposed new development does not conflict with current mineral operations as well as long-term mineral safeguarding zones. Further to this the Deposit Plan includes policies to help ensure the appropriate protection of soil quality. The SA process has also informed the development of the Plan by helping to identify sensitive receptors and seeking to ensure that adverse sustainability effects are minimised and opportunities for sustainable development are maximised.
- 5.16 Cultural Heritage (Inc. Welsh Language) & Historic Environment: Increased growth has the potential for negative effects on designated heritage assets and their settings. This has highlights the need for strong design policies in the Deposit Plan. In addition, the Plan offers enhanced protection for designated

and non-designated heritage assets and their settings, including any potential archaeological finds in line with heritage protection and enhancement strategies and plans.

- 5.17 Landscape and Townscape: are all likely to be affected to some degree by the delivery of new development within the Plan area. Increased growth also has the potential for negative effects on landscape and townscape characters. The Deposit Plan therefore seeks to protect and enhance key landscapes and their settings and townscapes through identifying appropriate regeneration sites and the inclusion of development management policies that ensure landscape and townscape is fully considered.

**Figure 5.3: The Key Headline Issues**

◆ The role and function of the town of Merthyr Tydfil as the regional centre for the Heads of the Valleys.
◆ The distribution of growth within the SE Wales region and projected demographic change within the County Borough over the plan period.
◆ New transport infrastructure is being proposed, including the South Wales Metro and active travel routes.
◆ Ecological connectivity.

#### **Evolution without the LDP**

- 5.18 Communities: There is likely to be a less coordinated approach to the delivery of new housing and other development required by the changing population. The LDP should help to guide development to the right place, at the right time, to address relevant issues within the MTCB area.
- 5.19 Health and Inequalities: Development is less likely to deliver health benefits and there is an increased likelihood of negative effects on green infrastructure networks and existing facilities. The LDP provides protection for green infrastructure; ensures that new development contributes to enhancing assets, can help to achieve overall connectivity and equality of provision at the strategic scale is accessible and targets planning gains to the most deprived areas, thus seeking to reduce inequalities.
- 5.20 Education: There is likely to be a less coordinated approach to the delivery of new education facilities. The LDP guides high quality educational facilities to suitable locations across the MTCB area.

- 5.21 Housing: There is likely to be a less co-ordinated approach to the delivery of new housing, particularly affordable housing. The LDP guides appropriate residential development towards sustainable locations across the MTCB area.
- 5.22 Economy and Employment: There is likely to be a less co-ordinated approach to the delivery of new employment where it is needed most, which could affect the current trends of increasing economic activity and decreasing economic inactivity. The LDP addresses issues, such as the over-reliance on public sector jobs, the relatively low numbers of people employed in higher paid/more skilled occupations, and the higher than average commercial vacancy rate by guiding development to suitable sustainable locations across the MTCB area.
- 5.23 Connections (Transport and Movement): It would be less likely that highway capacity improvements would be identified to accommodate the cumulative impact of new development. The LDP guides development to areas where the existing transport networks can accommodate growth; improvements can be easily provided which improve accessibility for local communities and reduces the need to travel by promoting a modal shift towards Active Travel and quality public transport systems. The LDP also directs new strategic employment development to combat out-commuting and helps to contribute towards minimising transport emissions. It also seeks to provide rural development that supports key services and facilities that contribute to improving accessibility and equality within the countryside.
- 5.24 Energy: Although existing national planning guidance provides a framework for the delivery of renewable energy technology, planning gains are less likely to be delivered in a timely and coordinated manner. The LDP allocate search areas for the potential siting of renewable energy developments and includes policies which provide guidance and criteria for such development.
- 5.25 Climate Change: Development may be less ambitious in its energy performance, and planning gains are less likely to be delivered in a timely and co-ordinated manner. The LDP provides support to climate change through requiring mitigation measures such as new green infrastructure, sustainable drainage systems in new development and consideration of flood mitigation where necessary and by setting aspirational energy efficiency targets.
- 5.26 Biodiversity, Flora and Fauna: Development would still come forward and be subject to international and national policies and guidance in relation to the protection of biodiversity. However, the LDP gives the LPA the opportunity to more effectively co-ordinate development and direct it towards those areas

that are potentially less sensitive; has less cumulative effects on biodiversity; where it avoids fragmentation and helps to maintain or improve ecological connectivity, within MTBC and neighbouring authority areas.

- 5.27 Water: Resources, Quality and Flooding: Development would still come forward and be subject to national policies and guidance in relation to the protection of water resources and quality; incorporation of efficiency measures; management of surface water run-off and avoidance of flood risk areas. However, the LDP provides the opportunity to more effectively co-ordinate development; direct it towards those areas that are less sensitive and have lower risk of flooding and which can ensure the appropriate management of surface water run-off.
- 5.28 Air Quality: There is likely to be a less coordinated approach to the delivery of new development and infrastructure in the County Borough, which could exacerbate congestion and potentially affect air quality. The LDP provides an opportunity to determine what additional infrastructure and wider mitigation measures such as green infrastructure is necessary to minimise impacts. New development and infrastructure can be delivered alongside improvements to public transport and Active Travel routes in areas that will help to reduce the need to travel and potentially help to address an existing area of congestion, such as within the AQMA.
- 5.29 Noise: There is likely to be a less co-ordinated approach to the delivery of new housing, employment and infrastructure in MTCBC. This could create or exacerbate noise pollution issues and result in negative impacts on human health and well-being, the economy, wildlife and tranquillity. The LDP provides an opportunity to consider the cumulative effect of new development on the acoustic environment and determines what measures are necessary to mitigate the impacts of noise pollution. New housing, employment and infrastructure can be delivered in appropriate locations, alongside improvements to existing infrastructure and the introduction of mitigating measures.
- 5.30 Minerals, land and soil: On-going management and future development of minerals are provided through collaborative working arrangements at a regional level, but there is no guiding framework at a local level. The LDP is therefore essential to maintain a minimum 10 year land bank of permitted aggregate reserves which contributes to regional demand. The LDP has also identified minerals safeguarding areas to protect future resources from unnecessary sterilisation and steers new sensitive development, such as schools and housing, away from existing mineral sites to avoid conflicts.

- 5.31 Waste: On-going management and future development of waste facilities are provided through collaborative working arrangements at a regional level, but there is no guiding framework at a local level. The LDP is therefore essential to provide sufficient land to deliver an adequate and integrated network of waste facilities. The LDP has identified the most appropriate locations for new waste developments that have the least adverse impact on locally sensitive receptors and steers new sensitive development, such as schools and housing, away from existing waste sites to avoid conflicts. The LDP also ensures that new developments maximise opportunities to recycle demolition and construction waste on site; incorporate facilities and space for the collection, composting and recycling of waste materials through its development management policies.
- 5.32 Cultural Heritage (incl. Welsh Language) & Historic Environment: Although National policy protects designated heritage assets the LDP can protect non-designated assets which are highly valuable and make a positive contribution to local character and distinctiveness, as well as to identity which of those are more vulnerable to the impacts of development. Importantly given that the SA has considered the cumulative effects of proposed development on designated and non-designated heritage assets and their settings, the LDP implements mechanisms to enhance protection for such assets. Together with Supplementary Planning Guidance (SPG) the LDP can also secure enhancements through grant aid and future regeneration projects and steer new development to appropriate locations, sympathetic to existing heritage assets.
- 5.33 The growth in Welsh speakers is positive, but this needs to be maintained and work towards the national target of one million Welsh speakers by 2050 across Wales. For Merthyr this equates to around a third of the current population. The LDP supports the Council's Welsh Language Promotional Strategy by supporting opportunities to weave the language into everyday life to increase people's confidence and opportunity to speak it; e.g. through play, leisure opportunities, interaction with businesses and within the workplace.
- 5.34 Landscape and Townscape (incl. Built Environment): Although key designated landscapes (such as Landscapes of Historic Interest in Wales) will retain a level of protection in accommodating new development, a number of non-designated features, assets and characteristics which significantly contribute to the overall landscape character and sense of place will remain vulnerable. The LDP offers local policy protection of these key assets, reducing the risk of loss, or detriment to, factors affecting landscape character. It also co-ordinates opportunity and investment across the whole of the plan area to ensure that development delivers the best possible, high

quality, and multifunctional benefits. The Plan also designates new Special Landscape Areas. With rural diversification being more prevalent, the LDP provides a flexible policy approach to development in the countryside and can monitor the effects of these changes and its implications for the landscape.

## 6. THE SA FRAMEWORK

- 6.1 The method used for appraising the emerging replacement LDP, or 'SA Framework', used in this report utilises appraisal of each element of the Deposit Plan against the Sustainability Objectives.
- 6.2 SA Objectives were drafted following the identification of key issues (see Appendix 2) at the scoping stage and linked with the 'National Well-being Goals'. The Deposit Plan Vision, Objectives, Growth and Spatial Strategies, Policies, and allocated sites have each been appraised against the SA Objectives using professional judgment, supported by the baseline information. The categories of significance for the appraisal of allocated Sites are set out in Figure 6.1 below.
- 6.3 The LDP Vision and Objectives have been appraised through an analysis of compatibility with each of the Sustainability Objectives.
- 6.4 The Strategic SA Framework presented at Appendix 3 provided the basis for appraising the strategic growth and distribution options at the PS Stage of plan preparation.
- 6.5 Appendix 4 illustrates the detailed SA of the Deposit Plan policies summarised in Figure 7.3.
- 6.6 The Site SA Framework presented at Appendix 5 provides the basis for appraising allocated sites appearing in the replacement Deposit Plan.
- 6.7 The results of the appraisals are detailed in section 7.

<b>Figure 6.1: SA Significance Key- Categories of Significance</b>		
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

## 7. THE SA OF THE DEPOSIT PLAN

### Compatibility Appraisal of LDP Vision and SA Objectives

Figure 7.1: SA of Vision		
<p>To strengthen Merthyr Tydfil's position as the regional centre for the Heads of the Valleys within the Cardiff Capital Region, encourage a sustainable level of population growth and be a place to be proud of where:</p> <ul style="list-style-type: none"> <li>• People learn and develop skills to fulfil their ambitions;</li> <li>• People live, work, have a safe, healthy and fulfilled life; and</li> <li>• People visit, enjoy and return.</li> </ul>		
	SA Objective	Compatibility Analysis
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++ Positive
2	To maintain and enhance community and settlement identities.	+ Compatible
3	To support a sustainable level of population growth.	++ Positive
4	To improve human health and well-being and reduce inequalities	++ Positive
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+ Compatible
6	To improve the overall quality and energy efficiency of the housing stock	0 Neutral
7	To enhance the attractiveness of the County Borough to support economic development.	++ Positive
8	To reduce the need to travel and encourage sustainable modes of transport.	0 Neutral
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	+ Compatible
10	To minimise energy use and optimise opportunities for renewable energy generation.	? Uncertain
11	To minimise the contribution to climate change whilst maximising resilience to it.	? Uncertain
12	To maintain and enhance biodiversity and ecosystem connectivity.	0 Neutral
13	To minimise the demand for water and improve the water environment.	? Uncertain
14	To minimise the risk of flooding.	0 Neutral
15	To protect and conserve soil and safeguard mineral resources	0 Neutral
16	To protect and enhance heritage assets which defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0 Neutral
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	0 Neutral
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes	0 Neutral

- 7.1 Broadly speaking, the vision performs well against the majority of the SA Objectives, particularly against those relating to Communities, Housing and Economy and Employment. This is to be expected for a plan proposing a sustainable level of population growth and the anticipated development associated with such a strategy. There are uncertainties in relation to issues such as climate change, and energy and water use, which is to be expected with any plan proposing growth.

### Compatibility Appraisal of LDP Objectives and SA Objectives

Matrix 7.1: SA of Deposit LDP Objectives																		
Compatibility of Deposit LDP Objectives with SA Objectives																		
Symbol	++ Positive		+ Compatible				0 Neutral		¿ Uncertain			- Potential conflict		-- Incompatible				
SA Objectives	Deposit Plan Objectives																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	1																	
	2																	
	3																	
	4																	
	5																	
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- 7.2 All of the Deposit Plan Objectives have successfully integrated principles of sustainability, and therefore, none of them are incompatible when tested against the SA Framework/Sustainability Objectives. The Deposit Plan Objectives address a variety of issues which contribute to improving the social, cultural, environmental and economic wellbeing of Wales. This helps to ensure that the LDP links in closely with the Cwm Taf Wellbeing Plan and the broader aims the Well-being of Future Generations (Wales) Act 2015.

- 7.3 Most of the positive compatible scores (++) occur in relation to the social and economic orientated objectives of the Deposit Plan. This is primarily because of the direct correlation between aiming to increase the population in a sustainable manner and seeking to house and employ the population on appropriate sites. The population increase is also likely to help sustain community facilities across the County Borough. There are also positive compatible scores where Deposit Plan and SA objectives deal with the same specific issues such as landscape and biodiversity.
- 7.4 Most of the neutral scores are a result of no direct significant link between the objectives in question. There are instances, however, where the neutral score is a reflection of the positive effects of one objective cancelling out any potential negative effects of another objective. These scores generally occur where one objective promotes development and the other promotes environmental protection.
- 7.5 It is worth reiterating that the Objective 3 contained in the PS has been split into two separate objectives in the Deposit Plan. Objective 3 focuses on housing, and Objective 4 focuses on community regeneration through the use of previously developed land. The scores for both objectives in the Matrix above are similar as whilst they are separate, the housing strategy of the Plan focuses on using previously developed land, and housing delivery will play a key role in the regeneration of communities highlighted in Objective 4.

### **SA of Strategic Options**

- 7.6 The Council gathered evidence to inform the development and identification of reasonable options for the level and distribution of growth as well as potential sites to accommodate that growth.
- 7.7 The nature of the Likely Significant Effects (including positive/negative, duration (short, medium or long term), and permanent / temporary, secondary, cumulative and synergistic) is described in the detailed appraisal commentary, together with any assumptions or uncertainties are provided in Appendix 4 and 5 of the Initial SA. Where necessary, the ISA made suggestions and recommendations to mitigate negative effects or promote opportunities for enhancement. Summaries of the findings from the assessment of each of the strategic options and reasons for the selection of the preferred growth and distribution strategy are summarised below.

### Summary of findings of the SA Growth Options

- 7.8 The 'planning for population decline' option would have resulted in a declining population that could threaten economic growth and social well-being. Although this strategy scored higher against some environmental SA objectives (e.g. biodiversity), due to the lower level of development proposed, the impacts concerning issues such as energy efficiency would only be neutral. A key sustainability issue that was identified as part of the Baseline Scoping Report was that there has been long-term population decline in the County Borough (which has only recently started to reverse), with the loss of working-age people, in particular, proving a key concern. Fundamental conflict between addressing this issue and the 'planning for population decline' option was identified.
- 7.9 The 'planning for population decline' and more so the 'enhanced option' would have the potential to conflict with certain environmental SA objectives but given the potential for mitigation/compensation, and the potential for economic and social improvements, a strategy that plans for some level of growth was considered more likely to be acceptable in terms of overall sustainability.
- 7.10 The 'sustainable growth' option can have positive impacts on objectives relating to housing, economic development, infrastructure, community identity and community facilities. Where there are potential impacts identified in relation to issues such as energy use and the water environment, it was judged that mitigation/compensation would be feasible under this strategy; the detail of these measures have been fleshed out in the Deposit Plan Stage.
- 7.11 The 'enhanced growth' option also could have positive impacts on objectives such as housing and economic development, although there were more negative impacts identified in relation to issues such as infrastructure and communities. This was primarily due to the uncertainty that surrounds how the level of growth proposed could actually be delivered, given that the level of housebuilding proposed has not been achieved under the strategy of the adopted LDP.
- 7.12 Given the higher proportion of positive impacts and the increased scope for mitigation, coupled with the uncertainty of delivering the 'enhanced growth' option, the 'sustainable growth strategy' was judged to be the preferred strategy for Merthyr Tydfil County Borough Council.

### Summary of findings of the SA of Spatial Options

- 7.13 As shown in Appendix 5, of the Initial Sustainability Report the 'urban extension' option scored positively on objectives relating to population growth and housing, however there were fundamental constraints on objectives relating to biodiversity, soils, landscape and heritage. Developing the Cwmglo and Glyndyrys SSSI as the key component of the LDP strategy is completely inappropriate given the suitability of the alternative spatial options.
- 7.14 The 'Hoover Strategic Regeneration Area' option has significant positive impacts on objectives relating to population growth, economic development, transport and infrastructure and also scores positively in terms of housing, communities and human health. A potential negative impact was identified in regard to the water environment, however the level and distribution of new development increases the likelihood of any mitigation/compensation being achieved.
- 7.15 The 'dispersed sites' option also scored well in relation to the same objectives as the 'Hoover Strategic Regeneration Area' option, although not to the same extent. Again, a potential negative impact on the water environment was raised and the same principles would apply in relation to the required mitigation/compensation.
- 7.16 Whilst it was clear that the 'urban extension' option was not a suitable option to take forward as a strategy, the differences between the remaining two options were more subtle, as both options would potentially be a suitable spatial option of delivering sustainable population growth in Merthyr Tydfil County Borough. The key difference between these two options was the introduction of the 'Hoover Strategic Regeneration Area' at Abercanaid/Pentrebach that would form an integral part of the housing, employment, transport infrastructure and leisure proposals of a new LDP strategy.
- 7.17 Whilst the 'dispersed sites' option was essentially a continuation of the spatial strategy of the current LDP, which would be likely to deliver the sustainable level of growth proposed in largely sustainable locations, the option did not present the same opportunities that the 'Hoover Strategic Regeneration Area' option does.
- 7.18 The location of the 'Hoover Strategic Regeneration Area' will capitalise on the South Wales Metro proposals more than any other option due to its location adjacent to existing and proposed strategic public transport infrastructure routes. The location of the strategic site will also assist in integrating the

northern and southern halves of the County Borough. Developing the site will also regenerate a former industrial site that has been largely vacant for nearly 10 years for housing, employment use and leisure facilities. The combination of these factors determined that the 'Hoover Strategic Regeneration Area' option was the preferred spatial strategy for delivering sustainable population growth in Merthyr Tydfil County Borough to 2031.

### **SA of Sustainable Population Deposit Plan Growth Strategy**

- 7.19 Following a strategy where a level of house building is proposed broadly in line with historic build rates can be considered to be both ambitious and realistic. The average build rate over the last 5 years is 137 dwellings per annum (dpa), the 10 year average is 160 dpa, and the 15 year average is 149 dpa.
- 7.20 Even building towards the lower end of these averages would still result in completions significantly higher than the number of dwellings required if trend based population projections were followed. Building at 140 dwellings per annum would result in a total dwelling requirement of 2100; building at 180 dwellings per annum would result in a requirement of 2700 dwellings. Both these scenarios are significantly lower than the current LDP requirement of 3800 dwellings, but considerably higher than a population projections scenario where the total requirement would be approximately 300 dwellings.
- 7.21 A strategy where these trends are followed would result in population growth until the end of the plan period (2031) to approximately 64,400. This increase in population of 8% over the plan period appears to be a level of growth that can be sustainably managed through some new infrastructure proposals, in addition to capitalising on the existing physical and social infrastructure in the County Borough.
- 7.22 Accordingly, the Council believe that following such a strategy would result in a sound LDP as the plan would show ambition for the County Borough; be realistic and deliverable; enable sustainable economic growth in the area in line with other plans, programmes and strategies such as the City Deal and would also counteract the long-term issue of population decline within the County Borough.
- 7.23 Issues arising from following this strategy include:
- ◆ A requirement for a level of house building only slightly higher than long term, historic build rates;
  - ◆ Given that there would be population growth, there would be an increase in the number of school age children. Whilst this is likely to

increase pressure on existing schools, this pressure would not be as acute as a scenario of building at over 200 dwellings per annum. Also, any potential improvements /extensions that would be required may be easier to fund as there would be a larger amount of CIL/planning obligations being received by the Council than if a lower level of house building was aimed for;

- ◆ As with any strategy followed, there will be a significant increase in the proportion of elderly people living in the County Borough and catering for this demographic will be a key issue for service providers across the public and private sectors;
- ◆ This strategy would result in the County Borough losing a smaller proportion of its working age population to elsewhere in the UK than is currently occurring. Whilst this is a positive element it increases the importance of correctly locating physical infrastructure, job opportunities, and ensuring that the public transport network effectively links Merthyr Tydfil County Borough with the rest of South East Wales; and
- ◆ Development at this level is likely to have some impact on open space provision across the County Borough. However, given that the level of development proposed is lower than that proposed in the adopted LDP, and that the Council has an adopted Open Space Strategy, built development should be able to be planned in conjunction with improvements to the quality and access to important areas of open space. Additionally, the scope for improvement to the open space network will be higher than if lower levels of development were proposed, due to funding becoming easier to access, particularly in respect of CIL and Section 106 agreements.

#### **SA of the Hoover Strategic Regeneration Area and Other Small Sites Deposit Plan Spatial Strategy**

- 7.24 One of the benefits of following the level of sustainable population growth is that it gives the Council the flexibility to focus on delivering this growth in the most appropriate manner and or areas.
- 7.25 Consideration was therefore required as to how the different areas of the County Borough were defined in the LDP and how this affects the Plan strategy. In the adopted LDP, the County Borough is divided into 'Primary, Secondary' and 'Other' Growth Areas. This approach could have continued into the replacement plan dependent upon the exact distribution of development in the County Borough. The examination conducted for the introduction of the Community Infrastructure Levy concluded CIL was not viable in either the 'Secondary' or 'Other' Growth Areas.

- 7.26 Particular attention has been paid to the number of dwellings allocated in the Treharris/Trelewis in comparison to the Mid Valleys area comprising Troedyrhiw, Merthyr Vale, Aberfan and Bedlinog. Given the physical constraints of the lower valley area of the County Borough, and the fact that the majority of existing allocations in this area have already been delivered, it is questionable as to whether the level of development proposed in a new Plan could justify differentiating between Treharris/Trelewis and the Mid Valley communities, and as such it is considered more appropriate to combine these as 'Other' growth areas.
- 7.27 Notwithstanding this, the key consideration was how best to accommodate the majority of the total dwelling requirement in the 'Primary' Growth Area / Merthyr Tydfil.

### SA of Deposit Plan Policies

Matrix 7.2: SA of Deposit Plan Policies Compatibility of Deposit Plan Policies with SA Objectives		
<b>Positive</b>	++	Policy will considerably progress the sustainability objective
<b>Compatible</b>	+	Policy progresses the sustainability objective to an extent
<b>Neutral</b>	0	No/neutral effect – policy will not affect the sustainability objective
<b>Uncertain</b>	?	Policy will have uncertain effect on sustainability objective
<b>Potential conflict</b>	-	Policy will conflict with sustainability objective to an extent
<b>Incompatible</b>	--	Policy will conflict considerably with the sustainability

SA OBJECTIVES	FIGURE 7.2: Compatibility of Deposit Plan Policies with SA Objectives																																
	SW													CW		EnW					EcW												
	1	2	3	4	5	6	7	8	9	10	11	12	13	1	2	1	2	3	4	5	1	2	3	4	5	6	7	8	9	10	11	12	13
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### Summary of findings of SA of Deposit Plan Policies

- 7.28 The proposed policies included in the Deposit Plan are likely to have an overall positive effect when assessed against the SA framework. There are some obvious positive effects, such as policies aiming to deliver housing scoring well against the housing objectives and a number of neutral effects; however there are some less obvious effects that warrant analysis.
- 7.29 The housing policies (SW1, SW2 and SW3), scored well against Objective 15, which relates to soil conservation and mineral safeguarding, for two reasons. Firstly, the lack of any significant extension of settlement boundaries results in mineral resources being appropriately safeguarded. Secondly, the distribution and location of housing sites (including the Hoover Strategic Regeneration Area) is likely to result in a lesser effect on greenfield land, and may actually result in some contaminated, previously developed land being remediated.
- 7.30 The environmental policies (EnW1, EnW2, EnW3, EnW4 and ENW5), score positively against Objectives 3 and 7, which relate to population growth and economic development respectively. This is due to the link between improving the natural environment of an area, and the resulting improvement of the perception of the area as being more attractive to invest in. Also, a key component of growing the population sustainably is ensuring that the population has access to good quality open space, which also supports biodiversity.
- 7.31 A key finding with several proposed policies such as 'SW9: Planning Obligations' and 'SW11: Sustainable Design and Placemaking' is that the assessed effects are largely positive. However, the actual success of the policies will be related to how robustly and effectively they are implemented once the LDP has been adopted. This will be an issue that will need to be closely monitored throughout the life of the Plan.
- 7.32 Some of the negative findings of this assessment were in relation to policies that proposed some form of built development (such as housing (SW3) or renewable energy developments (EcW8)), and their effect on issues such as climate change, ecology and landscape (Objectives 11, 12 and 18).
- 7.33 For example, it is considered that there will likely be potential conflict between a policy promoting renewable energy technology (EcW8) and objectives relating to ecology and landscape (Objectives 12 and 18). This is due to the likelihood that any proposals for larger scale renewables are likely to occur in areas that have some value in terms of landscape and/or ecological issues.

- 7.34 There are similar conflicts in the proposed minerals policies (EcW10 and EcW11) as mineral extraction can only take place where there are mineral resources. These locations are largely located in the countryside and will have landscape and/or ecological value. It is considered that it may be possible to mitigate/compensate some conflicts, and that overall the negative impacts are outweighed by the overall positive impacts of the policies.
- 7.35 To provide more certainty of achieving positive impacts, the appraisals identified some instances where these policies could be amended. For example, explicit references could be made, within some of the policies, to certain issues to ensure they are afforded consideration (SW11: Sustainable Design and Placemaking and CW1: Historic Environment). This has resulted in reference within the Sustainable Design and Placemaking policy being added to ensure new development considers ecosystem connectivity with existing green infrastructure, and to the creation of healthy and active environments. Reference to the importance of cultural assets has also been added to the Historic Environment policy.

The full assessments of the proposed policies can be found in Appendix 4 of the SA report.

**SA of allocated sites**

- 7.36 Appendix 5 provides the methodology (SA Objectives) for appraising allocated Sites included in the replacement LDP. It is not possible, at the plan-making stage to know precisely what kind of development will go on each site, for instance what combination of housing; employment and infrastructure a developer will propose when they make a planning application or what site layout and development design they will propose.
- 7.37 Figure 7.3 shows the summary results of the allocated site appraisal process for individual sites. The full site Sustainability Appraisals are shown at Appendix 6 of the SA report.

Figure 7.3: Summary appraisal findings for the Allocated – by Ward																	
Allocated Sites by Ward			SA Objectives														
Candidate Site / Assessment Reference No.	LDP Policy Allocation No.	Site Name / Location	1	2	4	5	8	9	10	11	12	13	14	15	16	17	18
<b>Bedlinog: 5, 7 &amp; 118</b>																	
120 (including site 5)	SW3.29	Land off Gelligaer Road, Llancaiach															
7	SW3.30	Land at Taff Merthyr Garden Village (Storm Town)															
118	SW3.31	Cwmfelin															
<b>Cyfarthfa: 13 – 18, 106, 107, 108 &amp; 112</b>																	
15	SW3.5	Land at Erw Las, Gellideg															
119 (including site 17)	SW3.4	Brondeg															
18	SW3.3	Upper Georgetown Plateau															
106	SW3.7	Winchfawr, Cyfarthfa															
107	SW3.6	Beacon Heights, Cyfarthfa															
108	SW3.8	Land South of Castle Park, Twyncarmel															
112	SW3.9	Cyfarthfa Mews															
<b>Dowlais: 32 – 38, 110, 113 &amp; 114</b>																	
32	SW3.11	East Street, Dowlais															
35	SW3.10	Trevor Close, Pant															
36	EcW1.4	Land east of A4060 at Ffos Y Fran															
110 (sites 33 and 79)	EcW1.3	Goat Mill Road (Employment)															
113	SW3.12	St Johns Church, Dowlais															
114	SW3.13	Victoria House, Dowlais															
<b>Gurnos: 43 &amp; 109</b>																	
43	SW3.14	Pen-y-dre Fields															

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109	SW3.15	Goetre Primary School site														
<b>Merthyr Vale: 44 , 48 &amp; 105</b>																
44	SW3.26	Former Colliery Site, Merthyr Vale, Aberfan														
48	SW3.28	Land opposite Kingsley Terrace, Aberfan														
105	SW3.27	Walters Terrace, Aberfan														
<b>Park: 49-52, 54 &amp; 57</b>																
49, 50, 51, 54, 57	CW2	Cyfarthfa Heritage Area														
52	SW3.16	Former Merthyr Care Home/General Hospital, Penydarren Road														
<b>Penydarren: 59</b>																
59	SW3.17	Hillcrest Park/Haydn Terrace														
<b>Plymouth: 30, 70 – 76</b>																
70	EcW1.2	Hoover Site 1														
76	EcW1.5	Land south of Merthyr Tydfil Industrial Park/ Sekisui														
104 including 30 (part), 70, 71, 72, 79, 74 and 75.	SW6, SW3.1 and EcW1.1	Hoover Strategic Regeneration Area (HSRA)														
115	SW3.18	Former St. Peter and St. Paul Church, Abercarnaid														
<b>Town: 79, 80, 82, 84-90, 116 &amp; 117</b>																
80, 82 (part), 84	SW3.24	Former Ysgol Santes Tydfil Site, Queens Road														
121 (including site 86)	SW3.21	Bradley Gardens Two														
88	SW3.19	Penheolferthyr, Twynrodyn														
89 & 83	SW3.23	Former Miners Hall, Church Street														
90	SW3.22	Former St Tydfils Hospital														
91	SW12.2	Former Hollies/Police Station site (Replacement Bus Station Site)														

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116, 87(part)	SW3.20	Former Mardy Hospital / Glasier Road														
117	SW3.25	Sandbrook Place														
<b>Treharris: 95-97</b>																
95	SW3.32	Commercial Field, Treharris														
96	SW3.34	Twynygarreg / Oaklands, Treharris														
97	SW3.33	Cilhaul														
<b>Vaynor: 111</b>																
111	SW3.2	Sweetwater Park														

## Overview of the potential impacts of Allocated Sites by Sustainability Objective

### 7.38 Communities (inc. Population) - SA Objectives 1 - 3:

No sites have been identified as having the potential to have a significant impact on the character and identity of a community resulting in the LDP offering sites that maintain and enhance community and settlement identities. However, 13 sites mainly located in Bedlinog, Cyfarthfa and Dowlais have a potential conflict with Objective 1 where only parts of the sites are within reasonable walking distances of local shops and services. However, 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, and in some cases this can be meaning that in areas be achieved in areas experiencing Multiple Deprivation. As sufficient sites have been allocated in the LDP, SA Objective 3 is not a differential at the Deposit Stage.

### 7.39 Health & Equalities – SA Objectives 4:

The majority of sites being considered perform positively against this Objective and thereby the LDP will not only improve human health and well-being but also reduce inequalities. However, one site performs particularly poorly in this regard, due to the loss of open space that would result from its development, and its location in an area already deficient in open space. However, the LDP includes scope to increase provision in identified areas of shortfall and to reduce any disparities in provisions across the Plan area.

### 7.40 Housing - SA Objectives 5 & 6:

Sites allocated for residential development (which comprises the majority of sites), perform positively against this Objective. The LDP therefore has the scope to meet the housing needs of all through a mix of dwelling tenures and types.

### 7.41 SA objective 6 relates to the quality and energy efficiency of the housing stock, which, in new development, is largely regulated by building control. This SA objective assumes that development at any of the sites could be delivered to a high quality and the Plan also includes design policies requiring new development to have regard for integrating energy efficient measures. The nature and significance of the effects against this SA Objective is therefore considered to score positively.

#### 7.42 Economy & Employment - SA Objective 7:

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 any sector. This objective is not a differential at the Deposit Plan stage.

#### 7.43 Connections (inc. Transport & Movement) – SA Objectives 8 & 9:

Sites located in Bedlinog ward score poorly in this regard due to the relatively isolated location of Bedlinog. In addition, some sites in Cyfarthfa ward also perform poorly due to their distance from public transport links and Active Travel routes. However, the majority of sites perform positively against Objective 8. The LDP therefore has the scope to reduce the need to travel and encourage sustainable modes of transport.

7.44 Utility providers have not highlighted any particular issues with regard to new development within Merthyr Tydfil County Borough. The majority of the sites score positively against this objective. The, the potential impact of only 5 of sites remain ambiguous, and require further clarification, due to their location in off-gas areas, or the high number of dwellings that could potentially be constructed on them, or that the proposed use may have a particularly high demand (employment, commercial etc.). More information regarding the supply of utilities to these sites is therefore required to ensure that the LDP has the scope to ensure essential utilities and infrastructure are available to meet the needs of all.

#### 7.45 Energy – SA Objectives 10:

All sites perform ambiguously against Objective 10 since information regarding the potential of sites to integrate renewable energy technologies at detailed development stage is required to ensure that the LDP has the scope to minimise efficiency use and optimise opportunities for renewable energy generation.

#### 7.46 Climate Change – SA Objective 11:

Many sites perform positively against this Objective as they are mainly or entirely brownfield. However, some of the other sites perform somewhat negatively, due to the fact that they have a greenfield element. However, no valuable agricultural land will be lost, and the positively scoring sites do ensure that the LDP has the scope to minimise the contribution to climate change

whilst maximising resilience to it. This is supported by the inclusion of Environmental protection policies.

7.47 Biodiversity, Flora and Fauna - SA Objective 12:

The majority of sites perform positively, neutrally regarding their impact on biodiversity and ecosystem connectivity. The sites together with biodiversity protection policies will ensure that the LDP has the scope to maintain and enhance biodiversity and ecosystem connectivity. Some sites mainly in Bedlinog wards which perform particularly poorly due to their proximity to or inclusion of a SINCC will require mitigation or compensation measures to further ensure that the LDP has the scope to maintain and enhance biodiversity and ecosystem connectivity.

7.48 Water: Resources, Quality and Flooding – SA Objectives 13 & 14:

The vast majority of sites have a neutral impact on the water environment, or require more information to ascertain their impact. Only one site performs negatively due to two water courses running through the site. The neutral scoring sites, combined with environmental policies will ensure that the LDP has the scope to minimise the demand for water and improve the water environment.

7.49 The vast majority of sites have a positive or neutral impact in terms of flood risk some others require more information to ascertain their impact. Some of these relate to sites which are proposed for less vulnerable, i.e. non-residential, uses. As such, this ensures that the LDP has the scope to minimise the risk of flooding, which can also be aided through environmental protection policies.

7.50 Air quality – relates to SA Objectives 8 and 11:

See paragraphs 7.43 and 7.46 above.

7.51 Minerals, Land and Soil – SA Objectives 15 and also relate to SA Objectives 9 and 11:

The majority of sites either perform very positively or particularly poorly against this Objective. Bedlinog and Cyfarthfa wards perform notably unfavourably. This is because the sites are either greenfield where no information regarding the mitigation of loss of soil is forthcoming at this stage (policies can assist in guiding development to sites which have less negative impact in this regard) or may hinder the extraction of minerals (although development of these sites has been fully justified). This, together with the significant number of

positively scoring sites, will ensure that the LDP has the scope to protect and conserve soil and safeguard mineral resources.

7.52 Waste – relates to SA Objectives 8, 9 and 11:

See paragraphs 7.43 and 7.46 above.

7.53 Cultural Heritage (inc. Welsh language) & Historic Environment – SA objectives 16 & 17:

The largest proportions of sites perform neutrally against Objective 16 since they will have no significant on designated and non-designated heritage assets. A number of sites perform positively as they would, for example, bring vacant or unused Listed Buildings into use or would improve the setting of a Conservation Area. A small number of sites perform poorly against this objective as the sites have the potential for a residual minor negative effect on a heritage asset. The neutral and positively performing sites, together with Heritage protection policies, will ensure that the LDP has the scope to protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.

7.54 Sites perform universally positively against Welsh language Objective 17. This is due to the fact that sites would either provide housing in areas within the catchments of either of the 2 Welsh primary schools in the County Borough, thereby providing additional potential pupils for these schools, or would provide non-residential development in these areas (retail, employment, tourism etc.), thereby making the areas more attractive places to live, work and visit and therefore support the County Borough as a place of distinctive Welsh culture. This ensures that the LDP has the scope to facilitate services and facilities that support distinctive local culture and the Welsh language.

7.55 Landscape & Townscape (inc. Built Environment) – SA Objective 18:

Four sites score negatively against this objective, due to one or more of the following factors: their proximity to a proposed SLA, their size or their prominent position within the landscape of the County Borough. However, a significant number of sites perform positively against this Objective as their development would remove existing eyesores or regenerate previously developed land and buildings that are currently having a negative effect on the landscape. These sites, together with landscape protection policies, would ensure that the LDP has the scope to protect and enhance the quality of designated areas of landscape value and good quality townscapes.

## 8 MONITORING

8.1 Table 8.1 provides details of data that will be used to monitor trends for each of the 18 Sustainability Objectives. Taken together, these indicators provide an overview of the sustainability of the County Borough which may then be considered alongside broader development monitoring information included in the LDP Annual Monitoring Report (AMR) to help determine whether the LDP's interventions are contributing to the achievement of sustainable development.

**Table 8.1: SA INDICATORS AND TARGETS**

Sustainability Appraisal Objective	Indicator	Target Trend	Baseline	Data Source
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Number of affordable housing units delivered annually.	Minimum delivery of 19 units per year.	280 units or (by the end of the Plan period.	MTCBC Joint Housing Land Availability Study (JHLAS)
2. To maintain and enhance community and settlement identities.	Percentage of people agreeing that they belong to the area, that people from different background get on well together and that people treat each other with respect.	Increased percentage.	43% @ 2016-17 (Persons agreeing with all three statements in the MTCBC area).	National Survey for Wales: Local Area and Community – Community Cohesions: <a href="http://gov.wales/docs/statistics/2017/171130-national-survey-2016-17-local-area-community-en.pdf">http://gov.wales/docs/statistics/2017/171130-national-survey-2016-17-local-area-community-en.pdf</a>
3. To support a sustainable level of population growth.	Population estimates (Annual).	Maintain and sustainably increase.	59,714 @ 2016 (Mid-year total MTCBC area population).	InfoBase Cymru: <a href="http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=">http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=</a>
4. To improve human health and well-being and reduce inequalities.	Number of 'priority open' spaces that meet the standard for 'Green flag' status.	Increase.	3 out of 21 @ 2017 (In the MTCBC area).	MTCBC Planning & Countryside Department. Annual Open Space Strategy Monitoring Report.

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5. To meet the housing needs of all through a mix of dwelling tenures and types.	Housing Land Availability in Years.	A minimum 5-year supply.	1.6 years @ 2017.	MTCBC Joint Housing Land Availability Study (JHLAS) 3 – 5 Year Housing Land Supply Calculation (Residual Method): <a href="https://www.merthyr.gov.uk/resident/planning-and-building-control/planning-policy/">https://www.merthyr.gov.uk/resident/planning-and-building-control/planning-policy/</a>
6. To improve the overall quality and energy efficiency of the housing stock.	Average of Energy Use Saving (megajoules) per household receiving measures.	Maintain or Increase.	16688 megajoules @ 2016 – 2017 (MTCBC area).	Nest Annual Report Improving energy efficiency: <a href="https://www.nestwales.org.uk/sites/default/files/Nest%20Annual%20Report%202016-17%20Eng.pdf">https://www.nestwales.org.uk/sites/default/files/Nest%20Annual%20Report%202016-17%20Eng.pdf</a>
7. To enhance the attractiveness of the County Borough to support economic development.	Regional Gross Value (GVA) added per Head)	Increase.	£16,688 @ 2016 (Central Valleys).	InfoBase Cymru: <a href="http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=">http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=</a>
	Number of active businesses.	Maintain or Increase.	98,445 @ 2016 (MTCBC area).	InfoBase Cymru: <a href="http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=">http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=</a>
8. To reduce the need to travel and encourage sustainable modes of transport.	Active travel by bicycle, more than once a month	Increased percentage.	2% @ 2016-2017 (MTCBC area).	Statistics for Wales- Statistical Bulletin Walking and Cycling in Wales: Active Travel: <a href="https://gov.wales/docs/statistics/2018/180130-active-travel-walking-cycling-2016-17-en.pdf">https://gov.wales/docs/statistics/2018/180130-active-travel-walking-cycling-2016-17-en.pdf</a>
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Index of Electricity, Gas and Water Supply (2015=100) by quarter and area (At an all Wales level).	Maintain or increase.	86.3 @ Q4 2017 (All Wales).	Stats Wales Index of Electricity, Gas and Water Supply: <a href="https://statscymru.cymru.gov.uk/Catalogue/Business-Economy-and-Labour-Market/Economic-Indices/Indices-of-Production-and-Construction/indexofelectricitygasandwatersupply-by-quarter-area">https://statscymru.cymru.gov.uk/Catalogue/Business-Economy-and-Labour-Market/Economic-Indices/Indices-of-Production-and-Construction/indexofelectricitygasandwatersupply-by-quarter-area</a>
10. To minimise energy use and optimise opportunities for renewable energy generation.	Average kilowatt hours of domestic electricity and gas consumed in MTCBC area.	Reduce	Approximately 3125 KW of electricity and 12000 of gas @ 2016.	InfoBase Cymru: <a href="http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=">http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=</a>
	Cumulative planning permissions for Renewable Energy Generation during the year.	Monitor	0.99 MW @ April 2017 - March 2018.	MTCBC Development Management Annual Survey.

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## SUSTAINABILITY APPRAISAL REPORT

11. To minimise the contribution to climate change whilst maximising resilience to it.	<p>Tonnes CO2 emissions per resident.</p> <p>Annual Mean Concentration (<math>\mu\text{g}/\text{m}^3</math>) of nitrogen dioxide (NO2).</p>	<p>Decrease</p> <p>Decrease</p>	<p>Approximately 4.5 tonnes per Merthyr Tydfil resident @ 2015.</p> <p>41.5 <math>\mu\text{g}/\text{m}^3</math> @ 2015.</p>	<p>InfoBase Cymru: <a href="http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=">http://www.infobasecymru.net/IAS/profiles/profile?profileId=470&amp;geoTypeld=</a></p> <p>MTCBC 2016 Air Quality Progress Report: <a href="https://www.merthyr.gov.uk/media/2658/mtcbc_progressreport2016.pdf">https://www.merthyr.gov.uk/media/2658/mtcbc_progressreport2016.pdf</a></p>
12. To maintain and enhance biodiversity and ecosystem connectivity.	The area of land (ha) granted planning permission for new development which may result in the loss of SINC's during the year.	Monitor.	4040 ha areas of SINC @ 2018.	MTCBC Arc GIS analysis (SINC /DC polygons).
13. To minimise the demand for water and improve the water environment.	Overall status of Water Framework Directive (WFD) river waterbody catchment classification.	Maintain or improve.	<ol style="list-style-type: none"> <li>1. River Taf/ Taf Fechan – Moderate @ 2015.</li> <li>2. Nant Morlais – Bad @ 2015.</li> <li>3. Taf Bargoed – Poor @ 2015.</li> </ol>	<p><a href="#">Water Watch Wales Map Gallery</a></p> <p><a href="#">WFD Cycle 1 Comparison Map:</a> <a href="https://nrw.maps.arcgis.com/apps/CompareAnalysis/index.html?appid=1bf1282038f54c6cb3bc5b07617b9c77">https://nrw.maps.arcgis.com/apps/CompareAnalysis/index.html?appid=1bf1282038f54c6cb3bc5b07617b9c77</a></p>
14. To minimise the risk of flooding.	<p>Total number of properties (residential and non-residential) at risk of fluvial flooding up to the 0.1%* annual probability flood event.</p> <p>*Properties lying in flood risk areas 1 in 30 to 1 in 1000 (0.1%) which is high to low.</p>	Reduce.	1832 properties @ 2018.	<p>National Indicator for Wales Number 32.</p> <p>MTCBC Arc GIS analysis from the Local Land Use Gazetteer.</p>

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15. To protect and conserve soil and safeguard mineral resources.	Annual percentage of total area of land (Ha) granted planning permission for new development on previously developed land.	Monitor.	84.6 % (32.98 Ha) @ April 2017 - March 2018.	MTCBC Development Management Annual Survey.
16. To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	Percentage of Listed Buildings 'not at risk' (Wales Spatial Plan Area).	Increase.	81.64% 'not at risk' in South East Wales @ 2015.	Buildings at Risk in Wales: <a href="http://cadw.gov.wales/historicenvironment/protection/buildconservation/buildingsatrisk/?lang=en">http://cadw.gov.wales/historicenvironment/protection/buildconservation/buildingsatrisk/?lang=en</a> Condition and Use Survey of Listed buildings in Wales -2015 Update: <a href="http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20161206conditionandusesurveyoflistedbuildings2015.pdf">http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20161206conditionandusesurveyoflistedbuildings2015.pdf</a>
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	Percentage of adult's people who can speak Welsh.	Maintain or Increase.	10% of adults (16+) in MTCBC area @ 2016-17.	Stats Wales: <a href="https://statswales.gov.wales/Catalogue/National-Survey-for-Wales/Culture-and-Welsh-Language/percentageofadultswhospeakwelsh-by-localauthority">https://statswales.gov.wales/Catalogue/National-Survey-for-Wales/Culture-and-Welsh-Language/percentageofadultswhospeakwelsh-by-localauthority</a>
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	Annual percentage of total area of land (Ha) granted planning permission for new development on greenfield land.	Monitor.	15.4% (5.64 Ha) @ April 2017 - March 2018.	MTCBC Development Management Annual Survey.

## 9 CONCLUSION

- 9.1 SA is an assessment tool that helps to inform decision-making, but it is not the sole basis for a decision. The Council has considered the findings of the SA alongside the wider evidence base to inform decision-making in relation to the development of the Deposit Plan Vision, Objectives and policies and selection or rejection of site allocations in the plan-making process. SA is an iterative and on-going process that will continue to be undertaken at each stage of plan-making. SA reports will accompany consultation on the LDP at each stage, detailing the methodology and findings of the SA.

### **Sustainability Appraisal**

- 9.2 As preparation of the LDP has progressed a better judgement has been made on more precise negative and positive likely impacts of the Deposit Plan on the SA objectives and ways to mitigate or enhance them. There are some uncertainties in relation to issues such as climate change, and energy and water usage, which are not specifically mentioned in the Vision, however each of the LDP objectives have successfully integrated the principles of sustainability and therefore none are incompatible with the SA objectives.
- 9.3 The sustainable population growth strategy would result in an increase in the population which is likely to lead to higher energy consumption and increase in trip generation. There is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources, impacting on the sufficiency of open space. Synergistically, increased demand for water is likely to have a negative effect. There will be some conflict with environmental considerations with the Hoover Strategic Regeneration Area' and other small sites' spatial strategy. The level of development proposed will require mitigation in terms of its effect on the water environment. However the proposed policies are likely to have significant positive effects as they would assist in growing the population of the County Borough in a sustainable manner through providing appropriate land for housing and employment development, and ensuring that any potential negative environmental impacts are minimised and mitigated/compensated.
- 9.4 The sustainable growth strategy has offered the potential to identify search areas of land for renewable energy proposals and opportunities to use green infrastructure to mitigate the impact of development on climate change. Protective water management methods could be put in place, however Welsh Water have assured that any increase in demand for water can be met

through existing infrastructure<sup>14</sup>. Improvements to Active Travel routes including opening of the Abernant tunnel and implementation of the 'South Wales Metro' could provide opportunities for increasing sustainable transport modes, whilst dualling of the A465 could also relieve pressure on existing on transport networks. This strategy also offers the potential retention in the working aged population and increase in the number of school age children, community identities and facilities and is likely to provide a range of dwelling types and jobs. It also offers investment, town centre regeneration and improvements to the quality and access to areas of open space.

- 9.5 As the plan process has moved forward, the site allocation process and the formulation of detailed policies has enabled a better judgement to be made on the precise impact of the Deposit Plan on the SA objectives. The policies to deliver the Plan are important, not only for supporting the strategy, but also for mitigating or enhancing the effects from the Plan. Policies *SW11: Sustainable Design and Placemaking*, and *EnW4: Environmental Protection* are crucial in ensuring that any potential environmental or social conflicts are mitigated or compensated for. Also, robust implementation of the *Policy SW9: Planning Obligations* will be important in ensuring that the appropriate infrastructure is put in place to grow the population in a sustainable manner.
- 9.6 Overall, it is considered that the vision, objectives, strategy, policies and allocations of the Deposit LDP have been prepared having close regard to the principles of sustainability. The strategy proposed, and the policies and allocations being used to implement this Plan, will result in a Local Development Plan being taken forward that aims to improve the County Borough in a sustainable manner.

### **Health, Equalities and Welsh Language Impact Assessment**

- 9.7 Consideration of the effects on equality, health and the Welsh language has been made throughout the SA process. The SA topics, objectives and frameworks attached at Appendix 3 and 5 contain several direct and indirect links to health, equality and the Welsh language.
- 9.8 For the appraisal of the Deposit Plan the integration of Welsh language, health and equality concerns has focused on ensuring that these issues are well represented in the SA Framework [through objectives and decision-aiding questions relating to SA Objective 17, for the Welsh language and SA Objective 4, for Health and equalities.] against which the Deposit Plan policies have also been assessed. Consideration of Welsh language, health and

<sup>14</sup> Established through meeting with Welsh Water held on 02/11/16

equality issues has also been addressed iteratively as the appraisal process has progressed, for example demonstrating how the Deposit Plan PS has taken on board the provisions relating to Health and Well-being set out in the Well-being of Future Generations (Wales) Act 2015. To demonstrate compliance with the Equality Act 2010, an Equalities Impact Assessment will accompany the Council Report seeking approval to consult the public on the Deposit Plan.

- 9.9 The compatibility analysis for the Deposit Plan vision shows a positive effect on Health and inequality and LDP Objective 5 which relates to the provision of infrastructure and open space for the regeneration of local communities performs positively in this respect. The Deposit Plan is considered to be directly beneficial as the Plan is likely to enhance provision and access to healthcare services, and would, in the medium to long term, increase demand for sport and recreation facilities as well as public open spaces and footpaths/Active Travel routes. The Level of development proposed will also place less pressure to build on existing open spaces, but also enable access to S106/CIL funding to improve the quality and access to existing public open space. Furthermore, the majority of sites allocated perform positively in this regard. Three sites perform poorly in this regard, due to the loss of open space that would result from their development but they are located in areas which are not experiencing high deprivation. However, the Plan includes policies to either include on site or off site provision to mitigate or compensate for this issue. The Deposit Plan therefore has the scope to out forward sites which improve human health and well-being and reduce inequalities, and, in some cases, achieve this in areas experiencing higher deprivation. The design policy (SW11) has also evolved, and seeks to promote the creation of healthy and active environments.
- 9.10 The compatibility analysis for the Deposit Plan vision shows a neutral effect on the Welsh language; however LDP Objective 2 specifically relates to the Welsh language and performs positively in this respect. The Plan is considered likely to attract people into the County Borough and although the Plan cannot directly influence how many will be Welsh speakers, the level of growth proposed is likely to result in investment being attracted to facilitate improvements to community facilities or assets of cultural significance and this will help to retain Welsh speaking residents. Sites perform universally positively in regards to the Welsh language. This is due to the fact that sites would provide housing in areas within the catchments of the 2 Welsh primary schools in the County Borough, thereby providing additional potential pupils for these schools. Additionally the Plan would provide non-residential development in these areas (retail, employment, tourism), thereby making the areas more attractive places to live work and visit and supporting the County Borough as

a place of distinctive welsh culture. This will ensure that the LDP has the scope to facilitate services and facilities that support distinctive local culture and the Welsh language.

- 9.11 The evidence base has indicated that there are no significant concentrations of Welsh speakers within the County Borough, with the percentage of Welsh speakers in each ward varying between 6% and 11%. Similarly, data that looks at individual skills (ability to read, write and understand Welsh) also indicates that there is little variation across the County Borough. These figures indicate that the designation of areas where Welsh language is particularly sensitive/significant is not appropriate within the County Borough.

### Strategic Environmental Assessment

9.12 Table 9.1 below provides assessment conclusions for each of the issues prescribed in the SEA regulations. It identifies four likely significant positive effects from the Plan for the topics of Population, Human Health and Material Assets. No adverse likely significant effects are identified.

Figure 9.1: SEA Likely Significant Effects (LSEs)		Opportunities for Mitigation
SEA TOPIC	Will the Deposit Plan be likely to have likely significant effects? <i>Likely significant effects highlighted in bold.</i>	
<b>Biodiversity Fauna Flora</b>	<p>Relevant SA objective: 12.</p> <p>No Likely significant effects have been identified and a neutral overall effect is an appropriate evaluation in this regard.</p>	<p>Environmental protection policies included within the Deposit Plan coupled with the growth and spatial strategy and together with the range of allocated sites provides the opportunity to avoid significant direct adverse effects on biodiversity.</p> <p>Some 4,040 Hectares of land (amounting to approximately 45%) of the plan area are protected as Sites of Importance for Nature Conservation, having a positive long term effect.</p> <p>Concentrating development at the Hoover Strategic Regeneration Area (a previously developed site that has little known ecological value) eases pressure on other locations in the County Borough where sites with some ecological value, may be required for housing.</p> <p>Despite this, new development to accommodate the expected population growth has the potential to lead to some habitat fragmentation. However, the scale and dispersal of new development will result in mitigation/compensation being possible in the majority of cases.</p>

## SUSTAINABILITY APPRAISAL REPORT

<b>Population</b>	<p>Relevant SA objectives: 3 &amp; 5.</p> <p><b><i>This is a direct, positive, long-term likely significant effect arising from the Deposit Plan.</i></b></p>	<p>The Deposit Plan Strategy promotes a sustainable increase in population which would lead to population retention and a more balanced demographic profile than an approach accepting the population projections, which show decline.</p>
<b>Human health</b>	<p>Relevant SA objectives: 4, 5 &amp; 8.</p> <p><b>Synergistically the Deposit Plan is likely to have a positive, permanent effect on human health.</b></p>	<p>Although the Level of development proposed has placed some pressure to build on existing open spaces, Deposit Plan policies enable access to S106/CIL funding to improve the quality and access to existing public open space, either on site or off site provision to mitigate or compensate for this issue.</p> <p>Although not significant, a positive indirect effect of the Deposit Plan is that it is likely to enhance provision and access to healthcare services, and would, in the medium to long term, increase demand for sport and recreation facilities as well as public open spaces and footpaths/active travel routes, and may contribute improvements to public open space through planning obligations and CIL.</p> <p>The location of the proposed concentration of development at the Hoover Strategic Regeneration Area, away from the Council's only designated Air Quality Monitoring Area at Twynrodyn Hill, helps avoid adverse effects from the LDP on human health.</p> <p>The Deposit Plan also has the scope to promote development which improves human health and well-being and reduce inequalities, in areas experiencing higher deprivation.</p> <p>Providing a range of dwelling types could also help integrated communities in particular through the delivery of affordable housing.</p> <p>Synergistically the Deposit Plan is likely to have a positive, permanent effect on human health.</p>

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<b>Soil</b>	<p>Relevant SA objectives: 9, 11, 12 &amp; 15.</p> <p>Although, no Likely significant effects have been identified new development to accommodate the expected population growth has the potential to lead to some permanent adverse effects on soil although the impact remains uncertain because no information regarding mitigation for the loss of soil has been received at this stage.</p> <p>Accordingly, the Preferred Strategy is likely to have a negative effect on soil.</p>	<p>Environmental protection policies included within the Deposit plan coupled with the growth and spatial strategy and the range of allocated sites options provide the opportunity to avoid significant direct adverse effects on soil.</p> <p>Concentrating a development at the Hoover Strategic Regeneration Area (a previously developed site that has little known ecological value) eases pressure on other locations in the County Borough where greenfield sites may be required for housing.</p>
<b>Water</b>	<p>Relevant SA objectives: 13 &amp; 14</p> <p>New development will be likely to increase demand.</p> <p>Accordingly, no significant effect is identified, although it must be recognised that climatic factors have an important impact on this finding and should they, or their modelling, change significantly, the assessment will need to be reviewed.</p>	<p>The Deposit Plan and Building Regulations in particular, will ensure measures to minimise the demand for water are incorporated in new development. In addition, a sufficient water supply and sewage infrastructure is available to accommodate the Deposit Plan.</p> <p>The level of development proposed will require some mitigation in terms of the effect on the water environment through surface water runoff, however the dispersed nature of sites (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved and so no likely significant effect is identified.</p> <p>As such, the Plan has the scope to minimise the risk of flooding, which are aided through design policies promoting SUDS and restricting new development in flood risk areas.</p>

SUSTAINABILITY APPRAISAL REPORT

<b>Air</b>	<p>Relevant SA objectives: 8 &amp; 10.</p> <p>Although the Deposit Plan seeks to capitalise on the development of the South Wales Metro, it will be difficult to directly influence a significant reduction in the need to travel although, overall a positive in-combination effect is predicted for air quality from promoting the use of public transport and Active Travel routes.</p> <p>Energy consumption is dependent on a wide range of factors and its generation from a wide range of sources. The proposed increase in population and economic development is not likely to lead to a significant effect on air quality, indirectly, through increased energy consumption.</p> <p>No likely significant effect is identified and a neutral overall effect is an appropriate evaluation in this regard.</p>	<p>The location of the proposed Hoover Strategic Regeneration Area, away from the Council's only designated Air Quality Monitoring Area at Twynrodyn Hill, helps avoid adverse effects from the Deposit Plan on air quality.</p> <p>The Plan presents opportunities to actively promote energy efficiency and renewable energy.</p>
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## SUSTAINABILITY APPRAISAL REPORT

<b>Climatic factors</b>	<p>Relevant SA objectives: 10 &amp; 11.</p> <p>The proposed increase in population and economic development is not likely to lead to a significant effect on air quality, indirectly, through increased energy consumption.</p> <p>These positive interventions are offset by accepting that there is likely to be some conflict between development and the environment with the resultant loss of some natural resources.</p> <p>Overall, no likely significant effect on climate change is attributable to the LDP although some minor positive and negative effects are likely.</p>	<p>The Plan aims to reduce the need to travel and promotes sustainable transport which has a lesser contribution to the production of greenhouse gases, pollution, and global warming.</p> <p>The Plan also provides the opportunity to use green infrastructure (Active Travel routes etc.) to mitigate impact of development on climate change.</p> <p>The Plan presents opportunities to actively promote energy efficiency and renewable energy.</p>
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## SUSTAINABILITY APPRAISAL REPORT

<b>Material assets</b>	<p>Relevant SA objectives: 1, 5, 7, 9 &amp; 10.</p> <p>As a development plan strategy, the Development Plan directly affects a wide range of material assets, which together comprise the built environment, notably housing, public services buildings (hospitals and schools, industrial estates, retail premises, utilities, transport and communications infrastructure and other 'softer' infrastructure such as parks and active travel routes.</p> <p><b>Overall, the Deposit Plan is likely to have significant direct, and in-combination, positive effects on Material Assets</b> by supporting a sustainable increase in population which will retain demand for services and facilities within the County Borough.</p>	<p>By supporting a sustainable increase in population, the subsequent increase in demand for facilities is likely to result in the provision of local facilities in accessible locations, whilst not overburdening existing community and social infrastructure. Also, the site selection process has ensured that sites allocated for new development have good access to all appropriate infrastructure and will not place undue pressure on existing assets.</p> <p>The Plan supports new housebuilding across the County Borough and a significant regeneration project within the Hoover Strategic Regeneration Area. It also supports the South Wales Metro, the dualling of the A465 and a new central bus station in Merthyr Tydfil.</p> <p>The Deposit Plan strategy supports the Council's Open Space Strategy, by seeking to protect designated open spaces.</p> <p>Utility providers have not highlighted any particular issues with new development within Merthyr Tydfil County Borough.</p>
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<b>Cultural heritage, including architectural and archaeological heritage</b>	<p>Relevant SA objectives: 16 &amp; 17.</p> <p>Allocated sites have been considered in relation to the historic environment and a number have the potential to cause a likely significant impact, due to their proximity to designated and non-designated heritage assets. However, the policy framework included in the Deposit Plan should ensure that there is no significant impact in regard to the historic environment.</p> <p>The Plan is not considered likely to have a significant effect on the Welsh language.</p> <p>Overall, whilst no likely significant effect is identified, the impact of the LDP remains uncertain in this regard because any single development has the potential to result in a significant effect if the policy framework of the Deposit Plan is not adhered to.</p>	<p>Policies are included to conserve the setting of historic environment assets and to have regard to Urban Character Areas and Archaeologically Sensitive Areas.</p> <p>Pursuing the Plan strategy is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Nevertheless the level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance. New housing development within the catchments of the 2 Welsh primary schools in the County Borough, providing additional potential pupils, also supports the Welsh language.</p>
<b>Landscape</b>	<p>Relevant SA objective: 18.</p> <p>No likely significant effect is identified and a neutral overall effect is an appropriate evaluation in this regard.</p> <p>Some sites, due to their location, size and position within the landscape, have the potential to negatively affect landscape quality, although the development of others would remove existing eyesores or regenerate previously developed land and buildings that are currently having an adverse impact.</p>	<p>The Deposit Plan designates Special Landscape Areas to ensure the character of locally significant landscapes is maintained for future generations.</p> <p>The sites allocated for development in the Deposit LDP have all been assessed against landscape considerations. Whilst some of the allocated sites have identified a potential negative impact against the Landscape objective, the policy framework of the Deposit Plan should enable sufficient mitigation/compensation to take place as part of development of these sites.</p>
<b>The inter-relationship between the issues.</b>	<p>Positive likely significant effects from the Deposit Plan are identified for the topics of Population, Material Assets, and Landscape.</p> <p>No adverse likely significant effects have been identified.</p>	<p>There is a direct link between the positive likely significant effects for the population and material assets. An approach supporting sustainable population growth, rather than decline or significant expansion in a short period of time helps community cohesion and assimilation with existing services and facilities. Conversely, improvements to material assets are likely to attract population growth and the retention of working aged</p>

	<p><b><i>There is a positive synergistic effect apparent here, the positive effects contributing to an improved environment and 'perception' of the County Borough as an attractive place to live, work and visit.</i></b></p> <p>There is a less obvious inter-relationship between the likely positive significant effect of the Plan strategy on the Landscape and those identified for Population and Material Assets</p> <p>There are interrelationships between likely insignificant effects also. Of note, by supporting the Open Spaces Strategy the Plan has an in-combination positive effect on each of the SEA topics.</p>	<p>people.</p> <p>For the first time Special Landscape Areas are proposed in the County Borough, ensuring that any development pays attention to locally important landscapes present in the County Borough. Not only has this a direct positive effect on the landscape, but it also has positive impacts for biodiversity, flora and fauna, cultural heritage and human health and further contributes to the synergistic effect of helping to improve the 'perception' of the County Borough as an attractive place to live, work and visit.</p> <p>The importance of the Open Spaces Strategy, therefore, to the successful development of the County Borough until 2031, cannot be overstated. Focussing resources derived from development at the environmental improvements highlighted in the Open Space Strategy's action plans has the potential to maximise the value of any investment made in the widest public interest.</p>
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### Habitats Regulations Assessment (HRA)

- 9.13 The aim of the HRA process is to assess the potential effects of the Merthyr Tydfil County Borough Council Local Development Plan (2016 – 2031) against the nature conservation objectives of any site designated for its nature conservation importance. The HRA of the Merthyr Tydfil LDP has been undertaken alongside the SA with the findings of the HRA informing the SA. The methods and findings of the HRA process are reported separately and will be sent to NRW as the statutory consultee and placed on consultation for the wider public alongside the SA and the Deposit Plan.
- 9.14 The Initial HRA screening concluded that all matters apart from the following, should be screened out from further consideration at Deposit Plan stage:-
- ◆ All development allocations in the deposit plan must avoid the loss and or degradation of marsh fringing habitat (of relevance to the Aberbargoed Grasslands Special Area of Conservation (SAC) and Blaen Cynon SAC).
  - ◆ Emissions from new industrial development on protected and allocated industrial sites in the deposit plan must not directly contribute to the degradation of the environmental conditions of the Brecon Beacons SAC, Coedydd Nedd a Mellt SAC, Cwm Cadlan SAC, and Llangorse Lake SAC.
- 9.15 The HRA has therefore been re-run for the Deposit Plan focussing on the above matters only. Other matters screened out at Preferred Strategy stage can be found in the Preferred Strategy HRA Screening Report. The Deposit Plan Screening Report has concluded that the LDP is not likely to significantly adversely affect the integrity of any Natura 2000/European Sites either alone, and given the absence of direct effects, or 'in-combination' with other plans, projects and programmes considered in the light of all available evidence.

## APPENDIX 1: KEY PLANS AND PROGRAMMES

### International:

Relevant international plans and policy have been transposed into national plans, policy and legislation and are considered below.

### National:

**Welsh Government - People, Places, Futures – The Wales Spatial Plan (WSP) 2008** update the WSP is the overarching framework and integration tool for Wales and is important to the Welsh Assembly Government as it helps to deliver priorities set out in One Wales.

**Welsh Government - One Wales: One Planet, The Sustainable Development Scheme of the Welsh Assembly Government (WAG) 2009** sets out WAG's vision of a sustainable Wales and confirms that sustainable development will be the central organising principle of the Assembly.

**Welsh Government - Planning Policy Wales, Edition 9, November 2016**, is the land use planning policy for Wales this guidance is supplemented by 21 Technical Advice Notes (TANs) together with procedural guidance in circulars.

**Welsh Government - Travelling to a Better Future - A Gypsy and Traveller Framework for Action and Delivery Plan** and up-dates seeks to ensure the needs of gypsies and travellers are assessed, planned and implemented in a more strategic way.

**Environment Agency, Managing Water Abstraction, 2013** - is the overarching document for managing water resources in England and Wales and links together the abstraction licensing strategies.

**Environment Agency, Water for people and the environment Water Resources Strategy for Wales, 2014** sets out how water resources should be managed over the coming decades so that water can be abstracted and used sustainably.

**Dwr Cymru, Water Resources Management Plan 2014 - The Plan covers a 25 year period, from 2015 to 2040** (also termed the 'planning period') and considers what needs to be done to ensure a sustainable and affordable balance between the amount of water taken from the environment and the amount of water needed for daily lives.

**Welsh Government - Cymraeg 2050: A million Welsh speakers** a work programme for various public, private and third sector bodies in Wales in order to promote the use of Welsh.

**Cadw Arts and Heritage Framework 2012** is the Welsh Government's historic environment service, working for an accessible and well-protected historic environment for Wales.

**Cadw - Historic Environment Strategy for Wales 2013** produced to promote activity, access and creativity —bringing together enjoyment and protection of much of the country's natural as well as its historic environment.

**Welsh Government - The Historic Environment (Wales) Act 2016** makes provision amending certain aspects of the law relating to ancient monuments and listed buildings.

**Welsh Government Technical Advice Note (TAN) 24: The historic Environment 2017** provides guidance on how the planning system considers the historic environment

during development plan preparation and decision making on planning and listed building applications.

**Welsh Government - The Conservation Areas (Disapplication of Requirement for Conservation Area Consent for Demolition) (Wales) Direction (2017 No.27)** directs that Conservation Area consent is not required for certain works to certain descriptions of buildings.

**Welsh Government - The Listed Building Applications and Decisions (Duty to Notify National Amenity Societies and the royal Commission (Wales) Direction (2017 No.26)** directs local planning authorities to notify the national amenity societies and the Royal Commission on the Ancient and Historical Monuments of Wales of applications for listed building consent for demolition and of the decisions taken on such applications.

**Welsh Government - The Listed Building Applications (Duty to Notify Welsh Ministers (Wales) Direction (2017 No.25)** gives directions to local planning authorities that the notification process does not apply to an application for listed building consent for the carrying out of work affecting the interior only of a Grade II (un-starred) listed building.

**Welsh Government - The Woodlands for Wales Action Plan 2015 -2020** is the short-term focus on actions and activities to make progress towards delivery of the long-term ambitions of Woodlands for Wales, Welsh Government's fifty-year strategy for woodlands and trees in Wales.

**Welsh Government - The Nature Recovery Plan for Wales** sets out how Wales will deliver the commitments of the UN Convention on Biological Diversity and the EU Biodiversity Strategy to halt the decline in our biodiversity by 2020 and then reverse that decline.

**Welsh Government - Climate Change Strategy for Wales 2010** and the two delivery plans that accompany it confirm commitments to reduce greenhouse gas (GHG) emissions and enable effective adaptation in Wales.

**Welsh Government – A low carbon revolution 2010** sets the Welsh Government's ambitions for low carbon energy in Wales.

**Welsh Government - Towards Zero Waste – One Planet Wales: The Overarching Waste Strategy for Wales 2010** sets out a long term framework for resource efficiency and waste management between now and 2050.

**Public Health Wales (PHW) - Creating a Healthier, Happier and Fairer Wales – Introducing the Public Health Wales Strategic Plan for 2015 -18** explains how PHW is working to make Wales a healthier, happier and fairer place for everyone.

**Welsh Government – the well-being and future generations (Act) 2015** places a duty on Public Service Boards' to prepare and publish a Well-being Assessment and local Well-being Plans.

**Welsh Government - Wales Infrastructure Investment Plan for Jobs and Growth 2012 (WIIP)** set out the Welsh Government's strategic investment priorities providing a detailed account of sectoral investment plans through to 2014-15 - Wales Infrastructure Investment Plan Project Pipeline provides a single point of cross sectoral knowledge to inform key strategic investment decisions across the public and private sector the latest update being Project Pipeline Update February 2016.

**Welsh Government - Skills Implementation Plan** – Delivering the policy statement on skills developed to inform future action in relation to post-19 skills and employment policy, 2014.

**Welsh Government – Building an Economic Development Evidence Base to support a Local Development Plan 2015** – a approach to monitoring employment land.

**Welsh Government – Scoping study for converting disused railway tunnels into walking and cycling routes as part of the National Cycle Network Wales 2015** – Considers the scope for Abernant and Morlais tunnels.

**Welsh Government - Noise Action Plan for Wales 2013 – 2018** – explains how noise is managed and by whom providing evidence to support noise policies.

**Welsh Government – The Action Plan for Pollinators in Wales 2013** - sets the strategic vision, outcomes and areas for action to improve conditions for pollinators and work to halt and reverse their decline in Wales.

**Welsh Government –The Environment (Wales) Act** marks a change in the approach to tackling emissions and places a duty on the Welsh Government to ensure emissions are reduced.

### Regional:

**Welsh Government - Turning Heads – A Strategy for the Heads of the Valleys 2020, 2006** helping to drive the success of South East Wales as an internationally recognised capital region.

**Defra and Environment Agency – Water for Life and Livelihoods – River Basin Management Plan Severn River Basin District 2009** is the approach the Environment Agency is using to ensure combined efforts achieve the improvement needed in the Severn River Basin District, focussing on the protection, improvement and sustainable use of the water environment.

**Cwm Taf Public Services Board - Our Cwm Taf – Cwm Taf Well-being Plan 2018 -2023 (March 2018)** identifies well-being objectives.

**South East Wales Transport Alliance (Sewta) - Regional Transport Plan (RTP) 2010** is a statutory plan which sets out an integrated and sustainable transport strategy for South East Wales.

**South East Wales Regional Aggregates Working Party – Regional Technical Statement 2014** apportiones the requirement for aggregates provision amongst Minerals Planning Authorities.

**South East Wales Regional Aggregates Working Party – Regional Technical Statement 2014 – Annual Report (July 2017)** co-ordinates the aggregates sales information received from all mineral operators which make up the South Wales region. **South East Wales Valleys Local Transport Plan, January 2015** covering the period 2015 -2020 building upon the success of the previous Sewta Regional Transport Plan jointly developed by Blaenau Gwent, Caerphilly, Merthyr Tydfil, Rhondda Cynon Taf and Torfaen local authorities sets out the thinking on the area's future transport needs, ways of increasing the transport choice for local residents and ways of mproving access to jobs, education, healthcare and other services in the South East Wales Valleys area.

**Welsh Government - City Regions Final Report July 2012** considers the evidence for city regions as economic drivers, and identifies potential City Regions in Wales.

**Gillespie's LLP - Heads of the Valleys - Smaller Scale Wind Turbine Development - Landscape Sensitivity and Capacity Study: Final Report –April 2015** the purpose of the study is to provide guidance for the landscape and visual assessment of the impacts of smaller scale wind turbine developments.

**Western Power Distribution – Innovation Strategy 2016** – updated February 2017 – sets out WPD's approach to innovation and describes how they will improve efficiency and set the foundations for smart grids.

**South East Wales Employment and Skills Plan 2016** – defines the regional skills agenda.

**Waste Planning Monitoring Report – South East Wales 2016** – Monitors waste sites and development in the South East Wales area.

**Integrated Transport South Wales Metro Project** – The South Wales Metro is a proposed integration of heavy rail and development of light rail and bus-based public transport services and systems in South East Wales around the hub of Cardiff Central. The second phase comprises the electrification of the Valley Line which includes a 'turn-up & go' service, every 15 minutes from Merthyr Tydfil.

**The Cardiff Capital Region Growth and Competitiveness Commission** was established as part of the tri-partite City Deal agreement between the UK Government, the Welsh Government and the ten local authorities of the Cardiff Capital Region and is currently reviewing evidence to provide recommendations later in 2017.

**Cardiff Capital Region City Deal** will provide local partners with the powers and the resources to unlock significant economic growth across the Cardiff Capital Region, December 2016.

### Surrounding LDPs in the South-East Wales Region

**Bridgend County Borough Council Local Development Plan 2006 - 2021**, was adopted September 2013.

**Caerphilly County Borough Council Local Development Plan 2006 - 2021**, was adopted November 2010.

**Rhondda Cynon Taf Local Development Plan 2006-2021**, was adopted March 2011.

**Brecon Beacons National Park Local Development Plan 2011-2026**, was adopted December 2013.

**Blaenau Gwent Local Development Plan up to 2021** was adopted November 2012.

**Torfaen Local Development Plan** was adopted December 2013.

**Monmouthshire County Council Local Development Plan 2011-2021**, was adopted February 2014.

**Newport Local Development Plan 2011-2016**, was adopted January 2015

**Cardiff Local Development Plan 2006-2026**, was adopted January 2016

**The Vale of Glamorgan Local Development Plan Deposit Draft 2011 -2026** adopted 2017.

### Local

**Merthyr Tydfil County Borough Council – Local Development Plan 2006-2021** sets out the Council's priorities for the development and use of land in the area.

**Merthyr Tydfil Active Travel, 2015** existing route maps implements the duty under the Active Travel (Wales) Act 2013 which includes the potential of Public Rights of Way (PROWs) in encouraging active travel.

**Merthyr Tydfil Open Spaces Strategy, 2016** identifies areas of surplus and deficiency in access to open space and Identifies priority open spaces and ideas for their enhancement.

**Merthyr Tydfil County Borough Council – The Highway Network Management Plan** sets out a policy in relation to all highways maintenance activities undertaken within the County Borough area.

**Merthyr Tydfil County Borough Council – 2015 Updating and Screening Assessment for Merthyr Tydfil County Borough Council 2016** fulfils the requirements of the Local Air Quality Management process which places an obligation on all local authorities to regularly review and assess air quality in their areas, and to determine whether or not the air quality objectives are likely to be achieved.

**Merthyr Tydfil County Borough Council - Local Flood Risk Management Strategy 2013** sets out to satisfy the requirements of the Flood and Water Management Act 2010.

**Merthyr Tydfil County Borough Council – Action for Wildlife - The Merthyr Tydfil Biodiversity Action Plan 2014 -2019** sets out objectives, targets and actions for conservation of biodiversity within the County Borough area.

**White Consultants - The Merthyr Tydfil LANDMAP Study (2002)** the aim of the study was to ascertain a clear understanding of the landscape resource and set out a strategy and design and management guidelines to assist in the socio-economic regeneration of the MTBC area.

**Merthyr Tydfil County Borough Council - Destination Management Plan 2015-2018** prioritises the tourism sector within the Local Authority and concentrating on developing its products further and upgrading the existing tourism product.

**The Conservation Studio - Merthyr Tydfil County Borough Council – Built Heritage Strategy and Action Plan 2008** a detailed Action Plan to protect and enhance its heritage assets, including listed and locally listed buildings, ancient monuments, and conservation areas.

**Merthyr Tydfil County Borough Council - Conservation Area Appraisals and Management Plans (CAAMPs)** provide detailed information on the special character of conservation areas, and provide guidance for development and maintenance of properties.

**Celfwaith - Merthyr Tydfil Town Centre Public Art Strategy 2014** purporting an arts led regeneration and artists can play a major part in that process by helping to change public perceptions of the town.

**Merthyr Tydfil Leisure Trust – Library Delivery Plan 2015- 2016** a working document which sets out the direction for the delivery of the service within the Leisure Trust for 2015 -2016.

**Merthyr Tydfil County Borough Council – Local Housing Market Assessment 2014-2019 (LHMA) March 2015** a periodical review of housing need which will assist the Authority with strategic planning for housing and a range of other Local Authority services.

**Welsh Government - Merthyr Tydfil Housing Association Limited Regulatory Assessment Report 2014** provides evidence to demonstrate performance against delivery outcomes.

**Merthyr Tydfil County Borough Council – Corporate Asset Management Plan** sets out our vision for property in the context of corporate influences and objectives and details what progress has been made to date, together with our priorities for the future.

**Merthyr Tydfil County Borough Council – Corporate Plan** sets out the main priorities for the council from 2013 to 2017.

**Merthyr Tydfil Public Service Board - Single Integrated Plan for Merthyr Tydfil 2013 - 2017** replaced the four previous partnership plans that sought to improve the

economic, social and environmental well-being of the area its people and will be superseded by the Local Well-Being Plan following completion of the Cwm Taf Well-being Assessment.

**Merthyr Tydfil County Borough Council – Statement of Local well-being May 2018** sets out our local well-being objectives.

**Merthyr Tydfil County Borough Council – Five Year Welsh language Promotional Strategy for Merthyr Tydfil County Borough Council** outlines the Council's duty to meet statutory Welsh language Standards (2017).

**Merthyr Tydfil County Borough Council – Gypsy Traveller Accommodation Assessment** (2016).

**A needs analysis and recommendations to support a future poverty strategy for Merthyr Tydfil 2016** - brings together a range of quantitative and qualitative data to develop an informed understanding of current and future need in relation to poverty in Merthyr Tydfil.

**Merthyr Tydfil Public Service Board** – Information Strategy seeks to have the right information available to the right people at the right time ensuring safety of information to support the right decisions.

**Merthyr Tydfil County Borough Council - Final analysis of the 21<sup>st</sup> Century Schools Programme: Ysgol y Graig Primary School – October 2017** the education department is proposing to replace the existing school building and relocate it in a new building on a new site.

## APPENDIX 2: KEY SUSTAINABILITY ISSUES FROM OTHER PLANS, POLICIES AND PROGRAMMES

<b>Communities (incl. population)</b>
<ul style="list-style-type: none"> <li>◆ The latest (2014) population projections show a declining population from 2024 onwards.</li> <li>◆ It is projected that the demographic profile will move towards there being a greater proportion of the population aged 60 and over.</li> <li>◆ All population scenarios will have an impact on a wide range of infrastructure such as education facilities, health facilities and leisure facilities.</li> <li>◆ The distribution of any population and housing growth must be considered carefully to ensure that existing community services and infrastructure can cope, or that planned new infrastructure and services can be delivered to ensure communities remain sustainable.</li> <li>◆ There is still a trend of losing working age people to elsewhere in the UK.</li> </ul>
<b>Health and Equalities:</b>
<ul style="list-style-type: none"> <li>◆ Life expectancy is significantly below the Wales average.</li> <li>◆ Obesity in the adult population is significantly worse than the Wales average.</li> <li>◆ A mental health component summary score which is significantly lower than the Wales average.</li> <li>◆ Higher Multiple Deprivation is experienced in the north of the County Borough.</li> <li>◆ The accessibility to and sufficiency of open space varies by ward with some experiencing deficiencies.</li> </ul>
<b>Education:</b>
<ul style="list-style-type: none"> <li>◆ Sustaining the existing level of population would lead to an increase in the number of school age children in the County Borough over the plan period potentially requiring extensions to existing schools or the construction of new schools.</li> <li>◆ The spatial distribution of educational facilities needs to be considered carefully to ensure that facilities remain viable.</li> <li>◆ Educational attainment at Key Stage 4 is below the Welsh Average.</li> </ul>
<b>Housing:</b>
<ul style="list-style-type: none"> <li>◆ Sustaining the existing level of population would require an increase in the number of residences in the County Borough.</li> <li>◆ There is a significant need for the provision of Social Housing despite the relative affordability of living in Merthyr Tydfil.</li> <li>◆ Intermediate affordable housing products need to be carefully considered.</li> <li>◆ There is a need to facilitate a sustainable transition towards the housing needs of an ageing population.</li> <li>◆ A significant range in the quality and energy efficiency of the 'stock'.</li> <li>◆ A significant number of 'empty properties'.</li> <li>◆ Additional, better quality, housing is required to attract and retain people.</li> <li>◆ The spatial distribution and phasing of new housing development must be considered carefully to ensure that it is viable and to ensure that existing infrastructure can cope, or that planned new infrastructure can be delivered to ensure communities remain sustainable.</li> </ul>

- ◆ Competition from other areas in South East Wales.

#### Economy and Employment:

- ◆ The employment rate in MTCBC is increasing but is still below the Wales average.
- ◆ Gross weekly pay is lower than the Wales average.
- ◆ Relatively low numbers of people are employed in higher paid/more skilled jobs.
- ◆ Key economic sectors include the public sector and service sectors.
- ◆ There are relatively low outflows of retail and convenience spending.
- ◆ Commercial vacancy rates are higher than the Wales average.
- ◆ Very little new development on employment land over the past 5 years.
- ◆ Competition from other areas in UK.

#### Connections (Transport and Movement):

- ◆ Green infrastructure and Active Travel routes are not well connected through the urban grain / pattern.
- ◆ The A470, train line and the River Taf, all run North-South and constrain East-West movement and accessibility to bridges, underpasses and roundabouts in some parts of the County Borough.
- ◆ Orbital travel (between valleys) is difficult. There is an opportunity to link Merthyr and Aberdare via the Abernant Tunnel.
- ◆ Very low levels of active travel commuting for journeys less than 5km.
- ◆ Rights of Way connectivity requires improvement (links and loops).
- ◆ Net out-commuting to Cardiff.
- ◆ New central bus station proposed.
- ◆ Rail head at the Ffos-y-fran land reclamation site is still in operation.
- ◆ Congestion at 'hot spots' on the road network at peak times. An AQMA is proposed at Twynyrodyn Hill, with road traffic being the primary cause of for exceedances of the AQOs.

#### Energy:

- ◆ Domestic consumption is the biggest contributor to local greenhouse gas emissions.
- ◆ Transport fuel consumption is also a significant contributor to local greenhouse gas emissions.
- ◆ There is opportunity for renewable energy within the plan area.

#### Climate Change:

- ◆ Increases in hot-weather related death and illness and conversely reductions in cold-weather related illness and death.
- ◆ Changes in soil conditions, biodiversity and landscape due to warmer, drier summers.
- ◆ Changes in species including a decline in native species, changes in migration patterns and increases in alien and invasive species.
- ◆ Reductions in river flows and water availability during the summer, affecting water supplies and the natural environment.
- ◆ Increases in flooding, affecting people, property and infrastructure.
- ◆ Increases in the risk of pests and diseases affecting agriculture and forestry. The risk to livestock is a particular concern.
- ◆ Increases in grass yields, allowing a potential increase in livestock production;
- ◆ Increases in tourist numbers and a longer tourist season.

<b>Biodiversity, Flora and Fauna:</b>
<ul style="list-style-type: none"> <li>◆ 10 Natura 2000 sites within 15km of the County Borough.</li> <li>◆ National and local designated sites for nature conservation and geodiversity and the presence of a range of s42 habitats and species.</li> <li>◆ Ecological corridors within Merthyr Tydfil and between Merthyr Tydfil and adjoining LAs.</li> <li>◆ Fragmented green infrastructure within the urban area.</li> <li>◆ Land management practices have varying impacts on the biodiversity present.</li> <li>◆ Climate change will place increased pressure on biodiversity and ecosystems.</li> <li>◆ Post-industrial land.</li> </ul>
<b>Water and Flooding:</b>
<ul style="list-style-type: none"> <li>◆ Climate change will place increased pressure on water resources, in particular in the summer months.</li> <li>◆ The chemical status of Water is deteriorating in the Nant Morlais.</li> <li>◆ Improving and/or preventing the decline of the quality of groundwater and surface-water and water bodies.</li> <li>◆ Parts of the Town Centre are identified as being at risk from flooding.</li> </ul>
<b>Air Quality:</b>
<ul style="list-style-type: none"> <li>◆ TAQMA designated for exceedances of Nitrogen Dioxide in Twynyrodyn Hill caused by Traffic.</li> <li>◆ A new bus station has received planning permission.</li> <li>◆ East Merthyr Land reclamation phase 3 (Ffos-y-fran) is on-going.</li> </ul>
<b>Noise</b>
<ul style="list-style-type: none"> <li>◆ The Noise maps indicate that the existing primary source of noise pollution within MTCBC is from the classified roads within the County Borough.</li> </ul>
<b>Minerals, Land and Soil:</b>
<ul style="list-style-type: none"> <li>◆ There is no 'best and most versatile' agricultural land, present within the County Borough. There is very little soil which may be used for growing.</li> <li>◆ Existing permitted reserves.</li> <li>◆ Mineral resources worthy of safeguarding have been identified by the BGS.</li> <li>◆ A large amount of previously developed and contaminated land.</li> <li>◆ A significant land reclamation scheme is underway in the County Borough and one is proposed in a neighbouring areas.</li> <li>◆ Encouraging the transportation of raw materials by rail.</li> </ul>
<b>Waste:</b>
<ul style="list-style-type: none"> <li>◆ The need to facilitate the provision of an adequate and integrated network of waste facilities.</li> <li>◆ Capacity of waste site at Trecatti.</li> </ul>
<b>Cultural Heritage (inc. Welsh Language) &amp; Historic Environment:</b>
<ul style="list-style-type: none"> <li>◆ Merthyr Tydfil contains a rich defining era of heritage assets, which require sensitive management and protection.</li> <li>◆ Merthyr Tydfil has the second highest proportion of population who are unable to communicate in Welsh (after Blaenau Gwent) at 91.36% (2011 Census). Across Wales the ambition is for approximately a third of the population to use Welsh by 2050.</li> </ul>

Landscape and Townscape:

- ◆ Planning Area Adjoins the Brecon Beacons National Park.
- ◆ Areas of landscape quality, identified as draft Special Landscape Area Designations.
- ◆ Merthyr Tydfil contains a rich defining era of heritage assets based on its origins of Iron Works. The Valleys settlements grew around Coal production.
- ◆ Maintaining the integrity of the Merthyr Tydfil Landscape of Outstanding Historic Interest.
- ◆ Maintaining the integrity and setting of Cyfarthfa Castle and associated Registered Park and Garden and Aberfan Cemetery - Garden of Remembrance and Former Tip and Slide area.
- ◆ Protecting the setting and character of 'character areas' and conservation areas.
- ◆ Maintaining traditional field boundaries and habitats.
- ◆ Preserving views from promoted routes such as the Taff Trail.

### APPENDIX 3: STRATEGIC SA FRAMEWORK

Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
<b>Communities (incl. Population)</b>  SEA Directive Topic(s): <ul style="list-style-type: none"> <li>Population</li> <li>Material Assets</li> </ul> Well-being Goals: <ul style="list-style-type: none"> <li>A more equal Wales</li> <li>A Wales of cohesive communities</li> <li>A Wales of vibrant culture &amp; thriving Welsh language</li> <li>A healthier Wales</li> </ul>	<ul style="list-style-type: none"> <li>The latest (2014) population projections show a declining population from 2024 onwards.</li> <li>It is projected that the demographic profile will move towards there being a greater proportion of the population aged 60 and over.</li> <li>All population scenarios will have an impact on a wide range of infrastructure such as education facilities, health facilities and leisure facilities.</li> <li>The distribution of any population and housing growth must be considered carefully to ensure that existing community services and infrastructure can cope, or that planned new infrastructure and services can be delivered to ensure communities remain sustainable.</li> <li>There is still a trend of losing working age people to elsewhere in the UK.</li> <li>Sustaining the existing level of population would lead to an increase in the number of school age children in the County Borough over the plan period potentially requiring extensions to existing schools or the construction of new schools.</li> </ul>	<ol style="list-style-type: none"> <li>To ensure that the community and social infrastructure needs of all residents and communities are met.</li> <li>To maintain and enhance community and settlement identities.</li> <li>To support a sustainable level of population growth.</li> </ol>	<ul style="list-style-type: none"> <li>Does the option present opportunities to retain and or enhance the identity of a community or settlement and effectively integrate within the existing settlement pattern or is it likely to result in change?</li> <li>Is the option likely to necessitate investment in education and training facilities and or recreational and open space provision?</li> <li>Does the option ensure that a sufficient level of sustainable community services/facilities will be delivered to meet the identified needs or projected deficiencies of all communities and or provide opportunities to enhance or expand the existing provision in the plan area?</li> <li>To what extent will the option assist in sustaining the level of the working aged population living and allow for the projected transition in the demographic profile in the County Borough?</li> </ul>

Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
	<ul style="list-style-type: none"> <li>The spatial distribution of educational facilities needs to be considered carefully to ensure that facilities remain viable.</li> <li>Educational attainment at Key Stage 4 is below the Welsh Average.</li> </ul>		
<b>Health and Equalities</b>  SEA Directive Topic(s): <ul style="list-style-type: none"> <li>Human Health</li> <li>Material Assets</li> </ul> Well-being Goals: <ul style="list-style-type: none"> <li>A healthier Wales</li> <li>A more equal Wales</li> <li>A Wales of cohesive communities</li> <li>A Wales of vibrant culture &amp; thriving Welsh language</li> </ul>	<ul style="list-style-type: none"> <li>Life expectancy is significantly below the Wales average.</li> <li>Obesity in the adult population is significantly worse than the Wales average.</li> <li>A mental health component summary score which is significantly lower than the Wales average.</li> <li>Higher multiple deprivation is experienced in the north of the County Borough.</li> <li>The accessibility to and sufficiency of open space varies by ward with some experiencing deficiencies.</li> <li>The Noise maps indicate that the existing primary source of noise pollution within MTCBC is from the classified roads within the County Borough.</li> </ul>	4. To improve human health and well-being and reduce inequalities.	<ul style="list-style-type: none"> <li>Is the option susceptible to the risk of a serious HSE, vehicular or natural hazard?</li> <li>Does the option offer the potential for investment, regeneration or renewal in areas experiencing high level of multiple deprivation?</li> <li>Does the option present opportunities to retain and expand the identified need of all communities' and residents health provision?</li> <li>Is the option likely to have an effect on communities and settlements in terms of increased noise generating activities?</li> <li>Is the option likely to have an effect on communities and settlements in terms of community safety and cleanliness?</li> </ul>

## SUSTAINABILITY APPRAISAL REPORT

Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
<b>Housing</b>  SEA Directive Topic(s): <ul style="list-style-type: none"> <li>Population</li> <li>Material Assets</li> <li>Human Health</li> </ul> Well-being Goals: <ul style="list-style-type: none"> <li>A Wales of cohesive communities</li> <li>A more equal Wales</li> <li>A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>Sustaining the existing level of population would require an increase in the number residences in the County Borough.</li> <li>There is a significant need for the provision of Social Housing despite the relative affordability of living in Merthyr Tydfil.</li> <li>Intermediate affordable housing products need to be carefully considered.</li> <li>There is a need to facilitate a sustainable transition towards the housing needs of an aging population.</li> <li>A significant range in the quality and energy efficiency of the 'stock'.</li> <li>A significant number of 'empty properties'.</li> <li>Additional, better quality, housing is required to attract and retain people.</li> <li>The spatial distribution and phasing of new housing development must be considered carefully to ensure that it is viable and to ensure that existing infrastructure can cope, or that planned new infrastructure can be delivered to ensure communities remain sustainable.</li> <li>Competition from other areas in South East Wales.</li> </ul>	5. To meet the housing needs of all through a mix of dwelling tenures and types.	<ul style="list-style-type: none"> <li>Does the option provide a sufficient range of high quality and accessible housing land to facilitate the sustainable development of the new housing requirement in the plan area?</li> <li>Does the option provide the opportunity to promote an appropriate mix of housing size, type and tenure for the identified needs of communities including those with special needs within the Plan area?</li> <li>Does the option provide opportunities to meet affordable housing needs to enable people to remain within the plan area?</li> </ul>

## SUSTAINABILITY APPRAISAL REPORT

Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
		6. To improve the overall quality and energy efficiency of the housing stock.	<ul style="list-style-type: none"> <li>Does the option present opportunities to protect and enhance the existing traditional housing stock where appropriate?</li> <li>Does the option present opportunities to improve the energy efficiency of the existing and new housing stock?</li> <li>Does the option present opportunities to influence good sustainable design in new housing developments?</li> </ul>
<b>Economy and Employment</b>  SEA Directive Topic(s): <ul style="list-style-type: none"> <li>Material Assets</li> </ul> Well-being Goals: <ul style="list-style-type: none"> <li>A prosperous Wales</li> <li>A more equal Wales</li> <li>A Wales of cohesive communities</li> <li>A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>The employment rate in MTCBC is increasing but is still below the Wales average.</li> <li>Gross weekly pay is lower than the Wales average.</li> <li>Relatively low numbers of people are employed in higher paid/more skilled jobs.</li> <li>Key economic sectors include the public sector and service sectors.</li> <li>There are relatively low outflows of retail and convenience spending.</li> <li>Commercial vacancy rates are higher than the Wales average.</li> <li>Very little new development on employment land over the past 5 years.</li> <li>Competition from other areas in UK.</li> </ul>	7. To enhance the attractiveness of the County Borough to support economic development.	<ul style="list-style-type: none"> <li>Does the option enable the safeguarding of existing employment land in the plan area?</li> <li>Does the option present opportunities to attract and provide a sufficient range of high quality and accessible employment land to facilitate the sustainable expansion of new jobs in the plan area?</li> <li>Does the option present opportunities to support and enhance the vitality and viability of the Town and local Centres?</li> <li>Does the option safeguard the low level of retail convenience spend loss?</li> </ul>

## SUSTAINABILITY APPRAISAL REPORT

Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
			<ul style="list-style-type: none"> <li>Does the option present opportunities to retain and facilitate the sustainable expansion of resident businesses in the plan area?</li> <li>Does the option present opportunities to retain, develop and enhance the MTCB area as a tourist destination?</li> </ul>
<b>Connections (incl. transport and movement)</b>  SEA Directive Topic(s): <ul style="list-style-type: none"> <li>Material assets</li> <li>Air</li> </ul> Well-being Goals: <ul style="list-style-type: none"> <li>A prosperous Wales</li> <li>A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>Green infrastructure and Active Travel routes are not well connected through the urban grain / pattern.</li> <li>The A470, train line and the River Taf, all run North-South and constrain East-West movement and accessibility to bridges, underpasses and roundabouts in some parts of the County Borough.</li> <li>Orbital travel (between valleys) is difficult. There is an opportunity to link Merthyr and Aberdare via the Abernant Tunnel.</li> <li>Very low levels of active travel commuting for journeys less than 5km.</li> <li>Rights of Way connectivity requires improvement (links and loops).</li> <li>Net out-commuting to Cardiff.</li> <li>New central bus station proposed.</li> <li>Rail head at the Ffos-y-fran land reclamation site is still in operation.</li> <li>Congestion at 'hot spots' on the road network at peak times. An AQMA is proposed at Twynyrodyn Hill, with road</li> </ul>	8. To reduce the need to travel and encourage sustainable modes of transport.	<ul style="list-style-type: none"> <li>Does the option present opportunities to improve access to and the quality of sustainable transport modes for all communities, including public transport, freight and active travel routes?</li> <li>Does the option present opportunities to promote the use of green infrastructure within communities and to connect settlements?</li> </ul>
		9. To ensure essential utilities and infrastructure are available to meet the needs of all.	<ul style="list-style-type: none"> <li>Does the option ensure that sufficient land and infrastructure capacity e.g. electricity, gas, water, telecommunications and waste facilities and is available to facilitate required or identified improvements?</li> <li>Is the option likely to have an effect on communities and settlements in terms of increased emissions and or air quality and proximity to landfill sites?</li> </ul>

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Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
	<p>traffic being the primary cause of for exceedances of the AQOs.</p>		<ul style="list-style-type: none"> <li>◆ Is the option likely to increase or exacerbate levels of traffic congestion and air quality 'hot spots'?</li> <li>◆ Does the option offer opportunities to enhance or improve the existing road or rail (including freight) network?</li> <li>◆ Does the option enable the safeguarding of locally or regionally planned transport routes or proposals?</li> </ul>
<p><b>Energy</b></p> <p>SEA Directive Topic(s):</p> <ul style="list-style-type: none"> <li>◆ Material Assets</li> <li>◆ Climatic Factors</li> <li>◆ Air</li> </ul> <p>Well-being Goals:</p> <ul style="list-style-type: none"> <li>◆ A prosperous Wales</li> <li>◆ A resilient Wales</li> <li>◆ A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>◆ Domestic consumption is the biggest contributor to local greenhouse gas emissions.</li> <li>◆ Transport fuel consumption is also a significant contributor to local greenhouse gas emissions.</li> <li>◆ There is opportunity for renewable energy within the plan area.</li> </ul>	<p>10. To minimise energy use and optimise opportunities for renewable energy generation.</p> <p><i>See SA objectives 6 and 9 above and SA objective 11 below.</i></p>	<ul style="list-style-type: none"> <li>◆ Does the option present opportunities to promote the use and production of renewable energy in the plan area?</li> <li>◆ Does the option present opportunities to promote energy efficiency in new development?</li> <li>◆ Does the option present opportunities to reduce fuel poverty?</li> </ul>
<p><b>Climate Change</b></p> <p>SEA Directive Topic(s):</p> <ul style="list-style-type: none"> <li>◆ Climatic Factors</li> <li>◆ Water</li> <li>◆ Material Assets</li> </ul>	<ul style="list-style-type: none"> <li>◆ Increases in hot-weather related death and illness and conversely reductions in cold-weather related illness and death.</li> <li>◆ Changes in soil conditions, biodiversity and landscape due to warmer, drier summers.</li> <li>◆ Changes in species including a decline</li> </ul>	<p>11. To minimise the contribution to climate change whilst maximising resilience to it.</p>	<ul style="list-style-type: none"> <li>◆ Is the option likely to result in an increase in greenhouse gas emissions?</li> <li>◆ Would the option ensure that new development is resilient to the effects of climate change?</li> </ul>

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Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
<p>Well-being Goals:</p> <ul style="list-style-type: none"> <li>◆ A resilient Wales</li> <li>◆ A globally responsible Wales</li> <li>◆ A healthier Wales</li> </ul>	<p>in native species, changes in migration patterns and increases in alien and invasive species.</p> <ul style="list-style-type: none"> <li>◆ Reductions in river flows and water availability during the summer, affecting water supplies and the natural environment.</li> <li>◆ Increases in flooding, affecting people, property and infrastructure.</li> <li>◆ Increases in the risk of pests and diseases affecting agriculture and forestry. The risk to livestock is a particular concern.</li> <li>◆ Increases in grass yields, allowing a potential increase in livestock production;</li> <li>◆ Increases in tourist numbers and a longer tourist season.</li> </ul>		<ul style="list-style-type: none"> <li>◆ Does the option present opportunities to promote the use of green infrastructure to help to reduce the County Boroughs carbon footprint?</li> <li>◆ Is the option likely to have an effect on microclimates and what is that effect likely to be?</li> </ul>
<p><b>Biodiversity, Flora and Fauna.</b></p> <p>SEA Directive Topic(s):</p> <ul style="list-style-type: none"> <li>◆ Biodiversity</li> <li>◆ Flora</li> <li>◆ Fauna</li> <li>◆ Soil</li> </ul> <p>Well-being Goals:</p> <ul style="list-style-type: none"> <li>◆ A resilient Wales</li> <li>◆ A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>◆ 3 Natura 2000 sites within 15km of the County Borough.</li> <li>◆ National and local designated sites for nature conservation and geodiversity and the presence of a range of s42 habitats and species.</li> <li>◆ Ecological corridors within Merthyr Tydfil and between Merthyr Tydfil and adjoining LAs.</li> <li>◆ Fragmented green infrastructure within the urban area.</li> <li>◆ Land management practices have varying impacts on the biodiversity</li> </ul>	<p>12. To maintain and enhance biodiversity and ecosystem connectivity.</p> <p>See SA objective 7 above.</p>	<ul style="list-style-type: none"> <li>◆ Is the option likely to have an effect on nationally or locally designated sites?</li> <li>◆ Is the option likely to result in the loss or fragmentation of important ecosystems green spaces or reduce connectivity of green corridors?</li> <li>◆ Does the option present opportunities to enhance or manage important habitats or species and or provide a net gain?</li> </ul>

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Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
	<p>present.</p> <ul style="list-style-type: none"> <li>Climate change will place increased pressure on biodiversity and ecosystems.</li> <li>Post-industrial land.</li> </ul>		<ul style="list-style-type: none"> <li>Does the option present opportunities for communities to manage their own environments?</li> </ul>
<p><b>Water (inc. Flooding)</b></p> <p>SEA Directive Topic(s):</p> <ul style="list-style-type: none"> <li>Water</li> <li>Climatic Factors</li> <li>Material Assets</li> </ul> <p>Well-being Goals:</p> <ul style="list-style-type: none"> <li>A resilient Wales</li> <li>A globally responsible Wales</li> <li>A prosperous Wales</li> </ul>	<ul style="list-style-type: none"> <li>Climate change will place increased pressure on water resources, in particular in the summer months.</li> <li>The chemical status of Water is deteriorating in the Nant Morlais.</li> <li>Improving and/or preventing the decline of the quality of groundwater and surface-water and water bodies. Parts of the Town Centre are identified as being at risk from flooding.</li> </ul>	<p>13. To minimise the demand for water and improve the water environment.</p> <p>See SA objective 9 above.</p>	<ul style="list-style-type: none"> <li>Is the option likely to have an effect on the sustainable use of water resources?</li> <li>Is the option likely to have an effect on the quality of ground water bodies?</li> <li>Does the option present opportunities to promote water-based recreation?</li> </ul>
		<p>14. To minimise the risk of flooding.</p> <p>See SA objective 11 above.</p>	<ul style="list-style-type: none"> <li>Does the option direct development away from flood risk areas?</li> <li>Does the option enable the safeguarding of land to manage or reduce future flood risks in the plan area?</li> <li>Does the option present opportunities to protect the natural and built environment?</li> <li>Does the option present opportunities to promote the use of sustainable drainage systems (SUDS) in the plan area?</li> </ul>

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Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
<b>Air Quality</b>  SEA Directive Topic(s): <ul style="list-style-type: none"> <li>Air</li> <li>Human Health</li> <li>Material Assets</li> </ul> Well-being Goals: <ul style="list-style-type: none"> <li>A resilient Wales</li> <li>A healthier Wales</li> <li>A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>1 AQMA designated for exceedances of Nitrogen Dioxide in Twynyrodyn Hill caused by Traffic.</li> <li>A new bus station has received planning permission.</li> <li>East Merthyr Land reclamation phase 3 (Ffos-y-fran) is ongoing.</li> </ul>	See SA objectives 8 and 11 above.	See SA objectives 8 and 11 above.
<b>Waste</b>  SEA Directive Topic(s): <ul style="list-style-type: none"> <li>Biodiversity</li> <li>Landscape</li> <li>Material Assets</li> <li>Soil</li> </ul> Well-being Goals: <ul style="list-style-type: none"> <li>A prosperous Wales</li> <li>A resilient Wales</li> <li>A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>The need to facilitate the provision of an adequate and integrated network of waste facilities.</li> <li>Capacity of waste site at Trecatti.</li> </ul>	See SA objectives 8, 9 and 11 above.	See SA objectives 8, 9 and 11 above.
<b>Minerals, Land &amp; Soil</b>  SEA Directive Topic(s): <ul style="list-style-type: none"> <li>Biodiversity</li> <li>Landscape</li> </ul>	<ul style="list-style-type: none"> <li>There is no 'best and most versatile' agricultural land, present within the County Borough. There is very little soil which may be used for growing.</li> </ul>	15. To protect and conserve soil and safeguard mineral resources.	<ul style="list-style-type: none"> <li>Does the option enable the safeguarding of mineral resources sustainable levels of extraction in the plan area?</li> <li>Is the option reliant on the pre-</li> </ul>

Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
<ul style="list-style-type: none"> <li>Material Assets</li> <li>Soil</li> </ul> <p>Well-being Goals:</p> <ul style="list-style-type: none"> <li>A prosperous Wales</li> <li>A resilient Wales</li> <li>A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>Existing permitted reserves.</li> <li>Mineral resources worthy of safeguarding have been identified by the BGS.</li> <li>A large amount of previously developed and contaminated land.</li> <li>A significant land reclamation scheme is underway in the County Borough and one is proposed in a neighbouring areas.</li> <li>Encouraging the transportation of raw materials by rail.</li> </ul>	See SA objectives 9 and 11 above.	<p>extraction of mineral resources and follow-up restoration?</p> <ul style="list-style-type: none"> <li>Does the option present potential opportunities to enable safe and appropriate restoration, regeneration or re-use of previously developed brownfield or contaminated land in the plan area?</li> <li>Is the option likely to have an effect on previously undeveloped greenfield or agricultural land in the plan area?</li> </ul>
<p><b>Cultural Heritage (inc. Welsh Language) &amp; Historic Environment</b></p> <p>SEA Directive Topic(s):</p> <ul style="list-style-type: none"> <li>Cultural Heritage</li> <li>Material Assets</li> </ul> <p>Well-being Goals:</p> <ul style="list-style-type: none"> <li>A Wales of vibrant culture &amp; thriving Welsh language</li> <li>A Wales of cohesive communities</li> <li>A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>Merthyr Tydfil contains a rich defining era of heritage assets, which require sensitive management and protection.</li> <li>Merthyr Tydfil has the second highest proportion of population who are unable to communicate in Welsh (after Blaenau Gwent) at 91.36% (2011 Census).</li> </ul>	16. To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<ul style="list-style-type: none"> <li>Is the option likely to have an effect on nationally or locally designated heritage assets and/or their settings?</li> <li>Is the option likely to have an effect on any important non-designated heritage assets and/or their settings?</li> <li>Does the option present potential opportunities to enhance any heritage assets or their settings in the plan area?</li> </ul>
		17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	<ul style="list-style-type: none"> <li>Does the option present opportunities to facilitate the promotion of the Welsh language or local arts, sports and culture in the plan area?</li> </ul>

Strategic SA Framework			
Topic	Key Sustainability Issues	SA Objectives	Decision-Aiding Questions
<b>Landscape &amp; Townscape (inc. Built Environment)</b>  SEA Directive Topic(s): <ul style="list-style-type: none"> <li>Landscape</li> <li>Material Assets</li> </ul> Well-being Goals: <ul style="list-style-type: none"> <li>A Wales of cohesive communities</li> <li>A Wales of vibrant culture &amp; thriving Welsh language</li> <li>A resilient Wales</li> </ul>	<ul style="list-style-type: none"> <li>Planning Area Adjoins the Brecon Beacons National Park.</li> <li>Areas of landscape quality, identified as draft Special Landscape Area Designations.</li> <li>Merthyr Tydfil contains a rich defining era of heritage assets based on its origins of Iron Works. The Valleys settlements grew around Coal production.</li> <li>Maintaining the integrity of the Merthyr Tydfil Landscape of Outstanding Historic Interest.</li> <li>Maintaining the integrity and setting of Cyfarthfa Castle and associated Registered Park and Garden and Aberfan Cemetery - Garden of Remembrance and Former Tip and Slide area.</li> <li>Protecting the setting and character of 'character areas' and conservation areas.</li> <li>Maintaining traditional field boundaries and habitats.</li> <li>Preserving views from promoted routes such as the Taff Trail.</li> </ul>	18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.  See SA objective 7 above.	<ul style="list-style-type: none"> <li>Is the option likely to have an effect on nationally or locally designated sites or features and or their settings and key views to and from features including open natural skylines, open hill slopes and site lines of key views?</li> <li>Would the option result in loss of trees, woodland, hedgerows, field patterns or valued landscapes?</li> <li>Which settlements in the County Borough would most likely be effected by change and what is that change likely to be as a result of the option?</li> <li>Is the option likely to have an effect on the identity of any communities or result in coalescence?</li> </ul>

#### APPENDIX 4: SA OF DEPOSIT PLAN POLICIES

<b>Key:++</b>	Policy will considerably progress the sustainability objective
<b>+</b>	Policy progresses the sustainability objective to an extent
<b>0</b>	No/neutral effect – policy will not affect the sustainability objective
<b>?</b>	Policy will have uncertain effect on sustainability objective
<b>-</b>	Policy will conflict with sustainability objective to an extent
<b>--</b>	Policy will conflict considerably with the sustainability

#### Policy SW1: Provision of New Homes

**To sustainably grow our population, 2,250 additional homes are required. To ensure these are delivered, provision is made for 2,825 additional homes.**

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Ensuring that sufficient land is available to encourage and accommodate housing development will assist in facilitating the retention of existing community infrastructure. New development can also directly contribute to improving existing facilities as well as providing new infrastructure.	+
2. To maintain and enhance community and settlement identities.	As the location of new dwellings is not dealt with in this policy there is no direct effect on community and settlement identities.	0
3. To support a sustainable level of population growth.	Delivering the amount of housing identified in the policy will facilitate the growth of the County Boroughs population by approximately 5,000 people over the LDP period. This is considered to be realistic as this level of growth would follow past residential build trends over the last 10 years.	++
4. To improve human health and well-being and reduce inequalities.	Populations must be retained to ensure that health and education services are viable. Adopting this approach to development should support the retention and improvement of facilities. Potential for long-term positive impact.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy allocates sufficient land to meet the dwelling requirements of the projected population of the County Borough.	++
6. To improve the overall	Whilst the amount of new dwellings constructed over the plan period will increase the proportion of the overall	+

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quality and energy efficiency of the housing stock.	housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.	
7. To enhance the attractiveness of the County Borough to support economic development.	Encouraging retention of population through providing additional housing should have a long-term positive impact on the economy. Directing economic development (including housebuilding) towards the area with a good strategic location in terms of road and rail should have a positive outcome.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The allocation of an amount of housing that does not require significant settlement extensions results in new housing development being able to integrate into existing networks more easily also encourages a greater concentration of people, which in turn facilitates more sustainable modes of transport. A significant proportion of future growth can also be accommodated within areas that will benefit from transport infrastructure improvements associated with the South Wales Metro.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Discussions with infrastructure providers such as DCWW indicate that the overall level of housing provision can be accommodated by existing infrastructure or with improvements that are already planned	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	The level of housing proposed and resultant population increase is likely to cause some conflict with environmental considerations. However, as the level of growth proposed is sustainable, there will still be scope to promote energy efficiency and renewable energy through robust design policy and the potential for areas of search for renewable energy proposals.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The positive intention of allocating a sustainable level of housing is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources. Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of new housing on climate change. Locating a significant proportion of the housing requirement close to new public transport infrastructure will also assist in encouraging mitigation.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	New housing development to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new housing will result in mitigation/ compensation being possible in the majority of cases. The level of housebuilding also eases pressure on locations in the County Borough where sites may have been required under other strategy options and been appropriate for housing even though they have some ecological value.	+
13. To minimise the demand for water and improve the water environment.	Building standards and design have evolved to minimise the impact on the water environment.  However, the level of development proposed will require mitigation in terms of the effect on the water environment. The dispersed nature of housing (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved.	?

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14. To minimise the risk of flooding.	<p>The policy would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure.</p> <p>Other policies would look to promote SUDS and direct development away from flood risk areas.</p>	0
15. To protect and conserve soil and safeguard mineral resources.	The policy would enable the appropriate safeguarding of mineral resources as the level of housing proposed does not result in the need to encroach settlements into areas that are presently safeguarded.	++
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<p>Given the overall level of growth proposed, the Council will still be able to prioritise some historic buildings/assets for redevelopment as there would not be the overwhelming need to develop every vacant site in the County Borough.</p> <p>The economic viability of redeveloping these assets would have to be balanced with other priorities within the Plan and other Council strategies.</p>	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	<p>The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance.</p> <p>The housing proposed is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.</p>	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	<p>The level of housing proposed would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character.</p> <p>However, this level of housing does not require expansions to settlement limits and any impact on landscape features would be able to be mitigated/ compensated for, and the policy is unlikely to have any significant impacts on designated Special Landscape Areas.</p>	0

**Summary**

The overall impact of this policy is positive as it seeks to capitalise on the growth that has happened in Merthyr Tydfil over the last 10 years, and address the potential population decline forecast in Welsh Government population projections. The proposed level of housebuilding will directly influence the County Borough's population, and providing housing land for this level of growth will directly assist in one of the key points of the LDPs vision, sustainably growing the population. The level of growth proposed also scores positively as it is considered a realistic level of growth in relation to local infrastructure provision. Positives are also realised as local population growth will benefit from planned transport improvements associated with the South Wales Metro.

## Policy SW2: Provision of Affordable Housing

During the plan period, the Local Development Plan will make provision for up to 261 affordable dwellings across the County Borough in order to contribute to the identified level of housing need.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Ensuring that sufficient land is available to encourage and accommodate affordable housing development will assist in facilitating the retention of existing community infrastructure. New development can also directly contribute to improving existing facilities as well as providing new infrastructure.	+
2. To maintain and enhance community and settlement identities.	As the location of new dwellings is not dealt with in this policy there is no direct effect on community and settlement identities.	0
3. To support a sustainable level of population growth.	Delivering the amount of affordable housing identified in the policy will facilitate the growth of the County Boroughs population by approximately 5,000 people over the LDP period.	++
4. To improve human health and well-being and reduce inequalities.	Populations must be retained to ensure that health and education services are viable. Adopting this approach to development should support the retention and improvement of facilities. Potential for long-term positive impact.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy provides a realistic target for affordable housing that seeks to maximise affordable housing provision across the County Borough to address local needs identified in the Local Housing Market Assessment. Approximately 70% of the housing provision has been made in the Primary Growth Area where higher affordable housing contributions are possible. Provision has also been made in the Other Growth Area that is considered to be realistic and which provides an important level of housing growth to sustain local communities.	++
6. To improve the overall quality and energy efficiency of the housing stock.	Whilst the amount of new affordable dwellings constructed over the plan period will increase the proportion of the overall housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.	+
7. To enhance the attractiveness of the County Borough to support economic development.	Encouraging retention of population through providing additional affordable housing should have a long-term positive impact on the economy. Directing economic development (including housebuilding) towards the area with a good strategic location in terms of road and rail should have a positive outcome.	++

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8. To reduce the need to travel and encourage sustainable modes of transport.	The allocation of an amount of affordable housing that does not require significant settlement extensions results in new housing development being able to integrate into existing networks more easily also encourages a greater concentration of people, which in turn facilitates more sustainable modes of transport.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Discussions with infrastructure providers such as DCWW indicate that the overall level of housing provision can be accommodated by existing infrastructure or with improvements that are already planned	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	The level of affordable housing proposed and resultant population increase is likely to cause some conflict with environmental considerations. However, as the level of growth proposed is sustainable, there will still be scope to promote energy efficiency and renewable energy through robust design policy and the potential for areas of search for renewable energy proposals.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The positive intention of allocating a sustainable level of affordable housing is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources. Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of new affordable housing on climate change. Locating a significant proportion of the affordable housing requirement close to new public transport infrastructure will also assist in encouraging mitigation.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	New affordable housing development to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new affordable housing will result in mitigation/ compensation being possible on the majority of cases. The level of housebuilding also eases pressure on locations in the County Borough where sites may have been required under other strategy options and been appropriate for housing even though they have some ecological value.	+
13. To minimise the demand for water and improve the water environment.	Building standards and design have evolved to minimise the impact on the water environment.  However, the level of development proposed will require mitigation in terms of the effect on the water environment. The dispersed nature of affordable housing (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved.	?
14. To minimise the risk of flooding.	The policy would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure.  Other policies would look to promote SUDS and direct development away from flood risk areas.	0
15. To protect and conserve soil and safeguard mineral	The policy would enable the appropriate safeguarding of mineral resources as the level of affordable housing proposed does not result in the need to encroach settlements into areas that are presently safeguarded.	++

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resources.		
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<p>Given the overall level of growth proposed, the Council will still be able to prioritise some historic buildings/assets for redevelopment as there would not be the overwhelming need to develop every vacant site in the County Borough.</p> <p>The economic viability of redeveloping these assets would have to be balanced with other priorities within the Plan and other Council strategies.</p>	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	<p>The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance.</p> <p>The affordable housing proposed is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.</p>	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	<p>The level of affordable housing proposed would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character.</p> <p>However, this level of affordable housing does not require expansions to settlement limits and any impact on landscape features would be able to be mitigated/ compensated for, and the policy is unlikely to have any significant impacts on designated Special Landscape Areas.</p>	0
<p><b>Summary</b></p> <p>The overall impact of this policy is positive as it seeks to capitalise on the growth that has happened in Merthyr Tydfil over the last 10 years, and address the potential population decline forecast in national projections. The level of affordable housebuilding will directly influence the population, and providing land for this many dwellings will directly assist in one of the key points of the LDPs vision, sustainably growing the population and to address local housing needs.</p>		

**Policy SW3: Sustainably Distributing New Homes**

New homes will be concentrated within the main settlement of Merthyr Tydfil. The following sites are allocated for residential development within 'Primary Growth Area':

Site No.	Site Name	Dwellings
1	Hoover Factory Site	440
2	Sweetwater Park, Trefechan	10

3	Upper Georgetown Plateau	50
4	Brondeg	50
5	Erw Las, Gellideg	10
6	Beacon Heights	20
7	Winchfawr	20
8	South of Castle Park	160
9	Cyfarthfa Mews	19
10	Trevor Close, Pant	20
11	East Street, Dowlais	10
12	St Johns Church, Dowlais	20
13	Victoria House, Dowlais	19
14	Pen Y Dre Fields	40
15	Goetre Primary School	120
16	Former General Hospital	20
17	Haydn Terrace	40
18	Former St Peter and Paul Church, Abercanaid	13
19	Twynyrodyn	150
20	Former Mardy Hospital	114
21	Bradley Gardens 2	100
22	Former St Tydfils Hospital	50
23	Former Miners Hall	12
24	Former Ysgol Santes Tudful	20
25	Sandbrook Place	12
	Sub Total	1,539

New homes will also be directed to our other settlements of Troedyrhiw, Merthyr Vale and Aberfan, Bedlinog, and Edwardsville, Quakers Yard, Trelewis and Treharris. The following sites are allocated for residential development within the 'Other Growth Area':

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Site No.	Site Name	Dwellings
26	Project Riverside, Merthyr Vale	153
27	Walters Terrace, Aberfan	23
28	Opposite Kingsley Terrace, Aberfan	12
29	Adjacent to Manor View, Trelewis	248
30	Stormtown, Trelewis	80
31	Cwmfelin, Bedlinog	50
32	Commercial Field, Treharris	15
33	Cilhaul, Treharris	30
34	Oaklands, Treharris	50
	<b>Sub Total</b>	<b>661</b>
<b>Total Policy SW3 Allocations</b>		<b>2,200</b>
SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Ensuring that land is appropriately distributed for housing development will assist in facilitating the retention of existing community infrastructure. New development can also directly contribute to improving existing facilities as well as providing new infrastructure.	+
2. To maintain and enhance community and settlement identities.	As the policy directs different levels of housing development to different areas of the County Borough, it presents the opportunity to retain and enhance community identity. The distribution of housing development proposed will integrate effectively with the existing settlement pattern.	++
3. To support a sustainable level of population growth.	The distribution of dwellings proposed will support sustainable population growth in that dwellings will be located close to community services and facilities with the majority of dwellings being proposed near to the main service centre of the County Borough (Merthyr Tydfil Town).	++
4. To improve human health and well-being and reduce inequalities.	Populations must be kept at critical levels to ensure that health and education services are viable. Adopting this distribution of development should support the retention and improvement of facilities. Potential for long-term positive impact.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy allocates sufficient land in the appropriate areas of the County Borough to meet the dwelling requirements of the projected population of the County Borough. The policy also supports exception sites for affordable housing in the countryside.	++
6. To improve the overall	Whilst the amount of new dwellings constructed over the plan period will increase the proportion of the overall	+

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quality and energy efficiency of the housing stock.	housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.	
7. To enhance the attractiveness of the County Borough to support economic development.	Encouraging retention of population through providing additional housing should have a long-term positive impact on the economy. Directing economic development (including housebuilding) towards the most appropriate areas of the County Borough, with a good strategic location in terms of road and rail should have a positive outcome.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The proposed distribution of housing sites results in new housing development being able to integrate into existing networks more easily and also encourages a greater concentration of people within existing communities, which in turn facilitates more sustainable modes of transport.	++
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Discussions with infrastructure providers such as DCWW indicate that the overall level and location of housing provision can be accommodated by existing infrastructure or with improvements that are already planned	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	Location of housing proposed and resultant population increases are likely to cause some conflict with environmental considerations. However, as the level of growth proposed is sustainable, there will still be scope to promote energy efficiency and renewable energy technologies where viable through robust design policy and the potential for areas of search for renewable energy proposals. Overall however the impact is likely to be negative (giving rise to potential conflicts against the sustainability objective) due to the use of natural resources in construction and energy use in new housing.	-
11. To minimise the contribution to climate change whilst maximising resilience to it.	The positive intention of allocating a sustainable level of housing is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources.  There are opportunities to use green infrastructure (active travel routes etc.) to mitigate impact of new housing on climate change. Locating a significant proportion of the housing requirement close to new public transport infrastructure will also assist in encouraging mitigation. Where viable developments could also incorporate renewable energy technology. Overall however the impact is likely to be negative (giving rise to potential conflicts against the sustainability objective) due to the use of natural resources in construction and energy use in new housing.	-
12. To maintain and enhance biodiversity and ecosystem connectivity.	The level of new housing development required to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new housing will result in mitigation and enhancement being possible on the majority of cases. The level and distribution of housebuilding proposed also eases pressure on locations in the County Borough where sites may have been	+

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	<p>required under other strategy options and may be appropriate for housing even though they have some ecological value.</p> <p>Whilst there are no nature conservation designations on the majority of allocated sites Ecological Impact Assessments will be required to consider the value of features on allocated sites and to consider opportunities to enhance biodiversity. In addition, development of the sites will need to consider opportunities presented by existing green infrastructure surrounding the allocated sites.</p> <p>A SINC is located on the land adjacent to Manor View, Trelewis allocation associated with the Nant Caeach, however the likely impacts will need consideration as part of detailed development proposals to confirm the extent specific impacts. There is scope to incorporate the feature as part of the wider development or for offsite mitigation. Consequently, the overall impact from the level of growth and allocations is likely to be positive against this objective.</p>	
13. To minimise the demand for water and improve the water environment.	<p>Building standards and design have evolved to minimise the impact on the water environment.</p> <p>However, the level of development proposed will require mitigation in terms of the effect on the water environment. The dispersed nature of housing (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved.</p>	?
14. To minimise the risk of flooding.	<p>The level of growth proposed would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure, particularly with the distribution of new housing being proposed.</p> <p>The distribution proposed enables the LDP to seek to promote SUDS and direct development away from flood risk areas.</p>	0
15. To protect and conserve soil and safeguard mineral resources.	<p>The distribution proposed would enable the appropriate safeguarding of mineral resources as the level of housing proposed does not result in the need to encroach settlements into areas that are presently safeguarded. However, one site allocation, land adjacent to Manor View, Trelewis, is located in a Sandstone safeguarding area. The impact on the safeguarded resource and has been considered as part of the plan preparation process and it is not considered to have an unacceptable impact on the safeguarded resource and the allocation justified at this location.</p> <p>Given the reliance on brownfield or previously developed land, the distribution proposed would have a lesser effect on previously developed greenfield land than other options. Furthermore, whilst development of the allocated sites would result in the loss of some greenfield land and soil, this would not result in the loss of best or most versatile agricultural land and there would be opportunities to reuse soil locally. Consequently, the overall impact against this objective would be positive.</p>	+
16. To protect and enhance of heritage	<p>Given the overall level and distribution of growth proposed, the Council will still be able to prioritise some historic buildings/assets for redevelopment as there would not be the overwhelming need to develop every</p>	0

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assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	vacant site in the County Borough.  The economic viability of redeveloping these assets would have to be balanced with other priorities within the Plan and other Council strategies.	
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance with the distribution of housing proposed likely to result in facilities being improved across the County Borough.  The housing proposed is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The distribution of housing proposed would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character.  However, this level of housing does not require expansions to settlement limits and any impact on landscape features would be able to be mitigated/ compensated for, and the policy is unlikely to have any significant impacts on designated Special Landscape Areas.	0

**Summary**

The overall impact of this policy is positive as it seeks to capitalise on the growth that has happened in Merthyr Tydfil over the last 10 years by concentrating new housebuilding in the main Merthyr Tydfil settlement. The overall housing provision of the Plan is for 70% in the Primary Growth Area and 30% in the Other Growth Area. Directing smaller levels of growth to the other communities of the County Borough will ensure that these areas also grow in a sustainable manner, rather than pressure being placed on infrastructure in these locations if too much new housing were proposed. This distribution also directs new housing development to areas that will benefit from transport infrastructure improvements such as the South Wales Metro.

As there is no significant urban extension proposed, the policy is likely to have a range of positive effects in terms of directing new housing development within existing urban areas and communities. This will result in new housing being able to integrate into existing communities more efficiently with access to facilities and infrastructure proving easier. The dispersed nature of sites is also likely to mean that any mitigation/compensation in regard to environmental conflicts is likely to be more achievable.

Whilst some negative impacts (potential conflicts against objectives) have been identified, related to resource and energy use in the construction and use of residential development, mitigation may be possible. This is to be expected due to the inherent environmental impacts in making provision for local development needs in any land use plan. These impacts are outweighed by the overall positive impacts of the policy against the remaining sustainability objectives.

#### **Policy SW4: Settlement Boundaries**

To encourage development within urban areas, support the re-use of previously developed land, and to protect and support the functioning of our rural economy and the countryside, settlement boundaries will be defined as follows:

##### **Primary Growth Area:**

- Merthyr Tydfil.
- Trefechan.

##### **Other Growth Areas:**

- Troedyrhiw.
- Aberfan and Merthyr Vale.
- Quakers Yard, Edwardsville, Treharris and Trelewis.
- Bedlinog.

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

- is for the purposes of agriculture or forestry;
- is associated with rural enterprises or the winning and working of minerals;.
- is for the re-use, adaptation, or replacement of rural buildings and dwellings;.
- supports the expansion of an existing business in the countryside;
- is for low-impact tourism, recreation or leisure facilities in accordance with Policy EcW7;
- is for the provision of public utilities, infrastructure or waste management facilities that cannot reasonably be located elsewhere;
- is required for the reclamation or treatment of unstable or contaminated land;
- is for renewable energy in accordance with Policy EcW8;
- is for affordable housing in accordance with Policy SW5;

- or is low impact One Planet Development.

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

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy generally directs developments to existing urban areas, but does facilitate appropriate development in the countryside which may include infrastructure and community facilities.	+
2. To maintain and enhance community and settlement identities.	One of the primary functions of the policy is to direct most development to existing urban areas, and robust settlement boundaries will directly assist in maintaining settlement identities.	++
3. To support a sustainable level of population growth.	The policy will ensure that the population growth proposed will take place in sustainable locations (predominantly in existing urban areas and close to existing facilities/services).	++
4. To improve human health and well-being and reduce inequalities.	The policy has no significant direct impact on human health.	0
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy directs the vast majority of housing development to existing settlements, but does allow some housing (particularly affordable housing) in the countryside subject to certain conditions.	+
6. To improve the overall quality and energy efficiency of the housing stock.	The policy has no significant direct impact on quality and energy efficiency of housing stock.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy has no significant direct impact on the attractiveness of the County Borough to support economic development.	0
8. To reduce the need to travel and encourage sustainable modes of	Directing the majority of development within existing urban areas reduces the need to travel by minimising journey distances and also concentrates the population around the public transport network.	++

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transport.		
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Directing the majority of new development within existing urban areas ensures that new development can access utilities and infrastructure as easily as possible.	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	Directing the majority of new development within existing urban areas will assist in minimising energy use by reducing need for car travel etc.  Opportunities for in-building community led renewable energy schemes are greater where there are larger concentrations of housing, industrial uses etc. A well-defined countryside also protects land that may be suitable for larger scale, strategic renewable energy projects.	+
11. To minimise the contribution to climate change whilst maximising resilience to it.	Directing the majority of new development within existing urban areas can assist in minimising the contribution to climate change by reducing need for car travel etc.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy assists in protecting biodiversity features and ecosystems outside settlement boundaries. However, connectivity between biodiversity features and ecosystems within settlement boundaries needs to be considered through separate policy.	+
13. To minimise the demand for water and improve the water environment.	The level of growth proposed is likely to result in an increase in demand for water, however, concentrating development within existing settlements presents opportunities to improve the efficiency of the water environment/infrastructure.	0
14. To minimise the risk of flooding.	The distribution of development proposed enables the LDP to seek to promote SUDS and direct development away from flood risk areas. The policy also assists in protecting large areas of countryside that play an important role in reducing flood risk.	+
15. To protect and conserve soil and safeguard mineral resources.	The policy directs development to existing urban areas and therefore assists in protecting soils that have not previously been disturbed. This also enables appropriate safeguarding of mineral resources across the County Borough.	++
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy directs majority of new development to urban areas, and as such, helps to protect the significant amount of heritage assets in the countryside of the County Borough.  There are however numerous, significant heritage assets within the settlement boundaries that will need to be carefully considered in order to protect/enhance them.	+

17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy is unlikely to have a significant effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will assist in protecting and enhancing designated areas of landscape value by directing development to existing urban areas. This will also assist in creating good quality townscapes by directing investment to areas where improvements to the built environment will play an important part improving the overall landscape of the County Borough.	++
<b>Summary</b> The policy will have a positive effect as it will direct development to appropriate locations, helping to both protect the countryside and to facilitate appropriate development in countryside locations.		

### Policy SW5: Affordable Exception Sites

Small scale affordable housing developments will be permitted adjoining settlement boundaries and where it is demonstrated that:

- The proposal meets an identified local need which cannot be satisfied within identified settlement boundaries;
- The site does not exceed 10 dwellings;
- The proposed dwelling(s) will be of a size, tenure and design which is commensurate with the identified affordable housing need;
- In cases where the dwelling is to be provided by either a private landlord or the intended occupier, secure mechanisms are in place to ensure the property shall remain affordable in perpetuity; and
- The development has reasonable access to the availability and proximity of local community services and facilities.

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SA Objective	Assessment of Effects	
<ul style="list-style-type: none"> <li>To ensure that the community and social infrastructure needs of all residents and communities are met.</li> </ul>	Ensuring that sufficient land is available to encourage and accommodate affordable housing development will assist in facilitating the retention of existing community infrastructure. New development can also directly contribute to improving existing facilities as well as providing new infrastructure.	+
<ul style="list-style-type: none"> <li>To maintain and enhance community and settlement identities.</li> </ul>	The policy will ensure that appropriate levels of population growth will take place in sustainable locations, adjacent to existing urban areas and close to existing facilities/services.	+
<ul style="list-style-type: none"> <li>To support a sustainable level of population growth.</li> </ul>	Delivering the amount of affordable housing identified in the policy will facilitate the growth of the County Boroughs population by approximately 5,000 people over the LDP period.	++
<ul style="list-style-type: none"> <li>To improve human health and well-being and reduce inequalities.</li> </ul>	Populations must be retained to ensure that health and education services are viable. Adopting this approach to development should support the retention and improvement of facilities. Potential for long-term positive impact.	+
<ul style="list-style-type: none"> <li>To meet the housing needs of all through a mix of dwelling tenures and types.</li> </ul>	The policy encourages the development of affordable housing to meet the affordable dwelling requirements of the projected population of the County Borough.	++
<ul style="list-style-type: none"> <li>To improve the overall quality and energy efficiency of the housing stock.</li> </ul>	Whilst the amount of new affordable dwellings constructed over the plan period will increase the proportion of the overall housing stock that is of a higher quality, it is difficult to measure the potential to affect the existing stock.	+
<ul style="list-style-type: none"> <li>To enhance the attractiveness of the County Borough to support economic development.</li> </ul>	Encouraging retention of population through providing additional affordable housing should have a long-term positive impact on the economy.	+

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<ul style="list-style-type: none"> <li>To reduce the need to travel and encourage sustainable modes of transport.</li> </ul>	<p>The allocation of an amount of affordable housing that does not require significant settlement extensions results in new housing development being able to integrate into existing networks more easily also encourages a greater concentration of people, which in turn facilitates more sustainable modes of transport.</p>	+
<ul style="list-style-type: none"> <li>To ensure essential utilities and infrastructure are available to meet the needs of all.</li> </ul>	<p>Discussions with infrastructure providers such as DCWW indicate that the overall level of housing provision can be accommodated by existing infrastructure or with improvements that are already planned</p>	+
<ul style="list-style-type: none"> <li>To minimise energy use and optimise opportunities for renewable energy generation.</li> </ul>	<p>The level of affordable housing proposed and resultant population increase is likely to cause some conflict with environmental considerations. However, as the level of growth proposed is sustainable, there will still be scope to promote energy efficiency and renewable energy through robust design policy and the potential for areas of search for renewable energy proposals.</p>	0
<ul style="list-style-type: none"> <li>To minimise the contribution to climate change whilst maximising resilience to it.</li> </ul>	<p>The positive intention of allocating a sustainable level of affordable housing is offset by accepting that there is likely to be some conflict with certain environmental considerations and a possible loss of some natural resources. Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of new housing on climate change.</p>	0
<ul style="list-style-type: none"> <li>To maintain and enhance biodiversity and ecosystem connectivity.</li> </ul>	<p>New affordable housing development to accommodate the expected population growth has the potential to lead to habitat fragmentation. However, the scale and dispersal of new affordable housing will result in mitigation/ compensation being possible on the majority of cases.</p>	0
<ul style="list-style-type: none"> <li>To minimise the demand for water and improve the water environment.</li> </ul>	<p>Building standards and design have evolved to minimise the impact on the water environment.</p> <p>However, the level of development proposed will require mitigation in terms of the effect on the water environment. The dispersed nature of housing (with the exception of the strategic site) increases the likelihood that this mitigation can be achieved. However, the likely effects will be site specific and will vary on a case by case basis.</p>	?
<ul style="list-style-type: none"> <li>To minimise the risk of flooding.</li> </ul>	<p>The policy would result in an increased demand for water, placing some pressure on the drainage system and increasing the need for wastewater treatment. Initial discussions with relevant stakeholders indicate that this level of growth could be accommodated without strategic improvements to existing infrastructure.</p> <p>Other policies would look to promote SUDS and direct development away from flood risk areas.</p>	0

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<ul style="list-style-type: none"> <li>To protect and conserve soil and safeguard mineral resources.</li> </ul>	<p>The policy would enable the appropriate safeguarding of mineral resources as the level of housing proposed does not result in the need to encroach settlements into areas that are presently safeguarded.</p>	++
<ul style="list-style-type: none"> <li>To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</li> </ul>	<p>Given the overall level of growth proposed, the Council will still be able to prioritise some historic buildings/assets for redevelopment as there would not be the overwhelming need to develop every vacant site in the County Borough.</p> <p>The economic viability of redeveloping these assets would have to be balanced with other priorities within the Plan and other Council strategies.</p>	0
<ul style="list-style-type: none"> <li>To facilitate services and facilities that support distinctive local culture and the Welsh language.</li> </ul>	<p>The level of growth proposed is likely to result in investment being attracted to facilitate improvements to assets of cultural significance.</p> <p>The housing proposed is likely to attract people into the County Borough, although the LDP cannot directly influence how much of the increased population will be Welsh speakers. Measures to promote the Welsh language will need to be robustly implemented.</p>	0
<ul style="list-style-type: none"> <li>To protect and enhance the quality of designated areas of landscape value and good quality townscapes.</li> </ul>	<p>Locating affordable housing sites outside settlement limits would potentially require the release of some greenfield sites, with potential harmful impacts on future landscape character.</p> <p>However, these small sites should not require significant expansions to settlement limits. The exact impact on landscape features or SLAs is unclear, however, mitigation/compensation would be sought. The likely effects will vary on a base by case basis.</p>	?
<p><b>Summary</b></p> <p>The policy will have a positive effect as it allows small scale affordable housing development to meet the needs of the County Borough. While the policy directs development to countryside locations, the criteria requires developments to be small, to be adjoining settlement boundaries and in close proximity to local services and facilities and consequently the likely negative impacts will be limited.</p>		

## Policy SW6: Hoover Strategic Regeneration Area

The Hoover Strategic Regeneration Area is identified to facilitate a major mixed-use development comprising of:

- 440 new homes,
- Local convenience retail provision of 409 sqm,
- New employment development on 6.5 hectares of land,
- Pentrebach Station Park and Ride,
- Provision of a new footbridge to Abercanaid; and
- Safeguarded land for a new Metro station.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy is likely to result in investment in a wide range of infrastructure and community facilities and result in a significant amount of new development in a location that is accessible to most of the population of the County Borough.	++
2. To maintain and enhance community and settlement identities.	Due to the nature of the strategic regeneration area, the proposals are likely to create a new community identity, and it will be important to deliver the development in an integrated manner, so that the identity of adjacent communities is not negatively affected.	+
3. To support a sustainable level of population growth.	The area is likely to provide approximately one –third of the total population increase during the LDP period, in a sustainable location in terms of access to public transport facilities and other key services/facilities.	++
4. To improve human health and well-being and reduce inequalities.	The location of the area will enable existing areas of open space and green infrastructure to be better incorporated into the usable areas of open space/green infrastructure in the County Borough.  The anticipated public transport improvements also have the potential to reduce car use and improve air quality in the County Borough.	+

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5. To meet the housing needs of all through a mix of dwelling tenures and types.	The scale of nature of the proposed site will enable a wide range of dwelling tenures and types to be delivered on site.	++
6. To improve the overall quality and energy efficiency of the housing stock.	Opportunities to provide some higher density housing on the site also increase the opportunities for creating more energy efficient housing schemes.	+
7. To enhance the attractiveness of the County Borough to support economic development.	The proposed Metro transport infrastructure will make area more attractive and enable smoother flow of labour into County Borough and will be capitalised on given location of strategic site on main rail line.  The area will also provide land for high quality employment uses, and also be seen as a prestigious development in the wider city region, not just Merthyr Tydfil.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The location of the proposed strategic site presents relatively straightforward opportunities to connect a significant amount of new development with Green Infrastructure/Active Travel routes. Taff and Trevithick Trails are close to proposed strategic site and could easily be linked in to new housing and employment development. The Hoover Strategic Regeneration Area will also maximise on transport infrastructure improvements such as the planned South Wales Metro improvements.	++
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The strategic regeneration area is located within the existing urban area and will be able to access existing infrastructure relatively easily.  The area would also enable the safeguarding of locally and regionally planned transport routes or proposals.	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	The site presents opportunities to minimise energy use due to its highly accessible nature, however, the extra population is likely to lead to higher energy consumption.  Scale and location of the site also presents opportunities to promote energy efficiency and renewable energy through robust design policy however some renewable energy technologies will be subject to the development viability of specific schemes.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	Opportunity to use green infrastructure (active travel routes etc.) to mitigate impact of development on climate change. Locating a significant proportion of new development close to new public transport infrastructure will also assist in encouraging mitigation.  The extra population is however likely to conflict with some environmental considerations.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy proposed a significant amount of new development on an area of previously developed land with little known ecological value. There is also potential to improve the quality and access to River Taff SINC and other areas of biodiversity features as part of the development.	+

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13. To minimise the demand for water and improve the water environment.	<p>Due to the scale of the site, there is likely to be some conflict with environmental considerations, however building standards and design have evolved to minimise the impact on the water environment.</p> <p>The level of development proposed will require mitigation in terms of the effect on the water environment, and the scale of the strategic regeneration area should enable this, although greater detail of the proposals will be needed to confirm this.</p>	?
14. To minimise the risk of flooding.	Development of the strategic regeneration area will present opportunities to promote SUDs and will address potential historical flood risk issues on the Western side of the River Taff. Development on the eastern side of the River Taff is unconstrained by flood risk.	+
15. To protect and conserve soil and safeguard mineral resources.	The strategic site is a brownfield site. This in turn eases the pressure on greenfield sites in the County Borough that may be suitable for housing and would be required in an option where there is not a strategic brownfield site.	++
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<p>Opportunities to reflect the historic and cultural significance of the Hoover factory site in the redevelopment of the area.</p> <p>The redevelopment should also improve access to other heritage assets in the proximity of the area e.g. Trevithick Tunnel</p>	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	<p>Due to the local significance of the Hoover site, redevelopment proposals should support its distinctive place in the town's history.</p> <p>Policy is unlikely to directly affect the number of Welsh speakers in the County Borough.</p>	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	<p>Development of the strategic area is unlikely to have any impact on designated Special Landscape Areas, although it is situated within the Merthyr Tydfil Landscape of Outstanding Historic Interest.</p> <p>Redevelopment of the areas is likely to improve the overall landscape that is currently made up of predominantly redundant industrial land.</p>	+

**Summary**

The policy will have a positive overall effect and will form a key part of the overall strategy of the LDP. A significant proportion (20%) of the overall housing provision is anticipated to be delivered in the strategic regeneration area, along with employment facilities and open space. The Hoover Strategic Regeneration Area allocation has been informed by a high level framework master plan which considers key constraints. When more detailed plans are considered it will be important to closely examine opportunities for renewable energy projects and ecological enhancements to maximise the positive aspects of the area.

**Policy SW7: The Former Ivor Steel Works Regeneration Site****Appropriate development on the former Ivor Steel Works site in Dowlais will be supported.**

<b>SA Objective</b>	<b>Assessment of Effects</b>	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy is unlikely to have a significant effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy could result in an area of derelict/unsightly land being developed, therefore potentially improving settlement identity	+
3. To support a sustainable level of population growth.	The policy is unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy could result in an area of contaminated and/or unstable land being remediated, having a direct impact on the safety of that land.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	Remediation/reclamation of this site may result in the land becoming suitable and viable for housing development over the Plan period.	+
6. To improve the overall quality and energy efficiency of the housing stock.	The policy is unlikely to have a significant effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Remediation/reclamation of this site should result in the land becoming developable with the potential to support economic development in the County Borough.	+
8. To reduce the need to	The policy is unlikely to have a significant direct effect on this objective.	0

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travel and encourage sustainable modes of transport.		
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy is unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy is unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy is unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	Reclamation/remediation of this site could result in improvements to biodiversity and ecosystem connectivity in the long term. However, the reclamation/remediation work will need to be carefully considered as the site has been untouched for a long period of time and will have some ecological value.	?
13. To minimise the demand for water and improve the water environment.	Reclamation/Remediation of such sites has the potential to improve the water environment by dealing with contaminated land.	+
14. To minimise the risk of flooding.	Reclamation/Remediation of this site has the potential to address flooding issues in the area; however, care needs to be taken to ensure that any works do not create new problems in terms of flooding issues.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy is likely to result in an area of brownfield land being improved and then potentially becoming suitable for re-use.	+
16. To protect and enhance of heritage assets that defines the	Redevelopment of the site should result in the enhancement of a listed building on the site, positively contributing to this objective.	+

County Borough as the most significant Welsh town of the Industrial Revolution.		
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy is unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	Depending on precise location of sites, policy has the potential to enhance the quality of significant areas of land that is currently of a poor quality within the County Borough.	+
<b>Summary</b> The policy is likely to have an overall positive effect as it should at least result in improvements to the physical appearance of an area of land in the County Borough that requires reclamation/remediation. Additionally, the policy could result in additional land becoming available for development giving the LDP some additional flexibility in terms of delivering housing, employment or leisure proposals.		

### Policy SW8: Gypsy, Traveller and Showpeople Accommodation

The Glynmill site is shown on the proposals map as the preferred location for development for Gypsy, Traveller and Showpeople accommodation needs.

Proposals for new Gypsy, Traveller and Showpeople accommodation will be permitted where:

- The design, size of the site and number of pitches are appropriate to its location and the accommodation needs of the applicant(s); and
- It has adequate access to services and facilities.

SA Objective	Assessment of Effects	
1. To ensure that the community and social	The policy contained in the deposit plan will aim to ensure that any GT accommodation is appropriately located and has sufficient access to facilities and infrastructure.	+

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infrastructure needs of all residents and communities are met.		
2. To maintain and enhance community and settlement identities.	The policy contained in the deposit plan will aim to ensure that any new GT accommodation is located sensitively so that settlement and community identity are at least maintained.	+
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy will be likely to assist in reducing equalities as it seeks to facilitate accommodation for a specific demographic group.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will seek to facilitate a particular type of housing need that may not be delivered through general housing policies.	++
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will seek to ensure that any new gypsy and traveller accommodation is appropriately located, including in terms of proximity to transport networks.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will seek to ensure that any new gypsy and traveller accommodation is appropriately located particularly in terms of having satisfactory access to local services and facilities.	+
10. To minimise energy use and optimise opportunities for	The policy will be unlikely to have a significant effect on this objective.	0

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renewable energy generation.		
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant effect on this objective.	0
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant effect on this objective.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant effect on this objective.	0
18. To protect and enhance the quality of designated areas of	New gypsy and traveller accommodation could be located within or outside settlement boundaries. As such, care will need to be taken in terms of the impact of any new site on designated areas of landscape value. However, effects are likely to local and minor in nature.	0

landscape value and good quality townscapes.		
<b>Summary</b> The policy will facilitate the delivery of a specific type of housing provision and allows greater flexibility than policies for regular housing provision. Due to this flexibility, and the fact that the potential development arising from this policy is of a relatively small scale, there are a higher number of neutral or 'no effect' scores. The policy will therefore have a positive outcome overall when compared against the SA objectives.		

### Policy SW9: Planning Obligations

Where appropriate and having regard to development viability, planning Obligations will be sought for:

1. On site provision of affordable housing on sites of 10 homes or more at an indicative level of:
  - 10% in the Primary Growth Area.
  - 5% in the Other Growth Area.
2. A financial contribution towards the provision of affordable housing:
  - On sites of between 5 and 9 homes or;
  - On sites of 10 or more homes, where on-site provision is not appropriate.
3. The provision and / or improvement of open space on sites of 10 homes or more.
4. Other relevant obligations not included within the Council's Community Infrastructure Levy (CIL) Regulation 123 List of Infrastructure.

SA Objective	Assessment of Effects	
1. To ensure that the community and social	The policy seeks to provide a range of community and social infrastructure and facilities that will be required to address the impact of new development in the County Borough.	++

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infrastructure needs of all residents and communities are met.		
2. To maintain and enhance community and settlement identities.	The policy seeks to secure obligations, such as open space improvements, that will maintain and enhance community and settlement identities.	+
3. To support a sustainable level of population growth.	The policy seeks to ensure that the population growth proposed by the LDP occurs in a sustainable manner by providing for the needs of new and existing residents by providing improvements to educational facilities, securing affordable housing provision, and any other facilities/services that are required by the residents of the County Borough.	++
4. To improve human health and well-being and reduce inequalities.	The policy is likely to present opportunities to improve open space and community safety/cleanliness. There is also scope for the policy to require new development to contribute directly toward health provision if required and viable.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy seeks the provision of affordable housing which will directly address particular housing needs across the County Borough.	++
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will deliver new affordable housing which is required to be built to high standards of energy efficiency. The policy is unlikely to have a direct effect on quality of existing stock.	+
7. To enhance the attractiveness of the County Borough to support economic development.	The policy is likely to result in environmental improvements and provision of new infrastructure that will enhance the attractiveness of the County Borough to support economic development.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy presents opportunities to improve access to sustainable modes of transport and also directly improve the associated facilities.  The policy could have a significant impact on improving the Green Infrastructure network in the County Borough, particularly if used in conjunction with the Council's Open Space Strategy.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy seeks to provide a range of community and social infrastructure and facilities that will be required to address the impact of new development in the County Borough.	++
10. To minimise energy use	The policy seeks to minimise the impact of new development, including minimising energy use and providing	+

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and optimise opportunities for renewable energy generation.	renewable energy opportunities where appropriate and viable.	
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy seeks to minimise the impact of new development, including minimising the contribution the climate change.	+
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy seeks to minimise the impact of new development, including maintaining and enhancing biodiversity and ecosystem connectivity.	+
13. To minimise the demand for water and improve the water environment.	The policy seeks to minimise the impact of new development, including minimising the demand for water and seeking any appropriate improvements to the water environment.	+
14. To minimise the risk of flooding.	The policy seeks to minimise the impact of new development, including minimising the risk of flooding (securing flood mitigation measures)	+
15. To protect and conserve soil and safeguard mineral resources.	The policy seeks to minimise the impact of new development, including potentially compensating for the loss of any areas of valuable soils.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy seeks to minimise the impact of new development, including securing any appropriate and viable mitigation/compensation in regard of the County Borough's heritage assets.	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will provide the mechanism to secure services and facilities that support distinctive local culture and the Welsh language, where appropriate and viable.	+
18. To protect and enhance the quality of designated areas of landscape value and	The policy provides the mechanism to secure improvements to areas of open space across the County Borough, and mitigate/compensate any potential negative impacts from new development on areas of landscape importance.	+

good quality townscapes.		
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**Summary**

The policy has the potential to have significant positive effects on a wide range of areas. It is likely to result in the provision of affordable housing, open space and play provision, and assist in providing highway improvement and educational facilities. It is however worth noting that there is an element of uncertainty in relation to the delivery of these obligations as they will all be subject to economic viability. However, overall the policy is likely to have a significant positive effect when compared against the SA objectives.

**Policy SW10: Protecting and Improving Open Spaces**

**Development proposals that would have an unacceptable adverse impact or result in an unjustified loss of open space will not be permitted unless:**

- It would not cause or exacerbate a deficiency of open space in accordance with the Council's open space standards or;
- The majority of the open space can best be retained and enhanced through the redevelopment of a small part of the site or;
- Satisfactory equivalent community benefit or enhanced compensatory provision can be provided in accordance with the Council's open space standards and
- In all cases, the open space has no significant nature or historic conservation importance.

**To enable access to nature, the following Local Nature Reserves (LNRs) are proposed:**

1. Bryngolau LNR, Merthyr Vale.
2. Cefn Glas LNR, Treharris.
3. Cwm Blacs LNR, Town.
4. Cwm Taf and Cefn Coed Tip LNR, Park.
5. Cwm Taf Fechan (existing) LNR, Vaynor.
6. Goitre Lane LNR, Penydarren.
7. Ifor Tip LNR, Dowlais.

8. Newlands Park LNR, Penydarren, Dowlais and Town.  
9. Old Colliery Site Coed-y-Hendre & Nant Llwynog LNR, Bedlinog.  
10. Pentrebach/Nant-yr-Odin Tip LNR, Plymouth.  
11. Scwrfa (Gellideg Fields) & Cwm Ffrwdd Woodland LNR, Cyfarthfa.  
12. Y Graig LNR, Gurnos.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will assist in ensuring the communities have access to good quality open space.	+
2. To maintain and enhance community and settlement identities.	Protecting areas of open space is likely to have a positive effect on community and settlement identities.	+
3. To support a sustainable level of population growth.	Ensuring that the increased population has access to open space is key in ensuring that the population increase is carried out in a sustainable manner.	+
4. To improve human health and well-being and reduce inequalities.	Enabling all elements of the population to have access to good quality open space will play an important role in improving human health.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy is unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy is unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Protecting and improving open space is likely to increase the overall physical attractiveness of the County Borough and therefore enhance the attractiveness of the County Borough to support economic development.	+
8. To reduce the need to	Protection of open space should directly result in the enhancement of green infrastructure corridors across the	+

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travel and encourage sustainable modes of transport.	County Borough, encouraging people to use active travel routes and other methods of sustainable transport.	
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy is unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy is unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	Through protecting open space, the policy presents opportunities to promote the use of green infrastructure to help reduce the carbon footprint of the County Borough	+
12. To maintain and enhance biodiversity and ecosystem connectivity.	Protection of open space is likely to provide opportunities to improve biodiversity and ecosystem connectivity.	+
13. To minimise the demand for water and improve the water environment.	Protecting open space is unlikely to have a negative effect on use of water resources or on the quality of ground water bodies.  Protecting and improving open spaces may also present opportunities to promote water-based recreation.	+
14. To minimise the risk of flooding.	Protecting and improving open space presents opportunities to promote SUDs and incorporate areas of open space into flood protection mechanisms.	+
15. To protect and conserve soil and safeguard mineral resources.	The policy is likely to result in areas of soil being protected, and also ensuring that areas of minerals are safeguarded through not being permanently developed.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial	The policy is likely to further protect heritage assets that are included in areas of open space.	+

Revolution.		
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy is unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy provides the mechanism to secure improvements to areas of open space across the County Borough, and mitigate/compensate any potential negative impacts from new development on areas of landscape importance.	+
<b>Summary</b> The policy will have an overall positive effect particularly in the areas of health, climate change, and landscape.		

### Policy SW11: Sustainable Design and Placemaking

Development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design.

New development will be required to:

- be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
- integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;
- not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design;
- contribute to the provision of green infrastructure, including open space in accordance with the Council's standards, and sustainable drainage systems where appropriate;

- allow access for the widest range of people possible, and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards;
- incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;
- minimise the demand for energy and, where appropriate, utilise renewable energy resources;
- provide relevant utility services and infrastructure without causing any unacceptable environmental impacts;
- provide adequate facilities and space for waste collections and recycling; and
- reduce the opportunity for crime and anti-social behaviour.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will seek to maintain and enhance community and settlement identities through promoting high quality, sustainable and inclusive design (for example through criterion 1, 4, 6 and 7).	++
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy will seek to improve human health and reduce inequalities through promoting high quality, sustainable and inclusive design however much will depend on how the policy is implemented. This is a likely indirect effect and explicit reference to promote the creation of healthy and active environments could be added to provide more certainty.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will seek to improve the overall quality of the housing stock through promoting high quality, sustainable and inclusive design.	+
7. To enhance the	The policy will improve the overall physical attractiveness of the County Borough and therefore enhance the	+

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attractiveness of the County Borough to support economic development.	attractiveness of the County Borough to support economic development.	
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will seek to reduce the need to travel and encourage sustainable modes of transport through requiring new development to contribute to the creation of attractive and sustainable places. A fully integrated transport system is a key feature of such places.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will unlikely to have a significant direct effect on this objective although it does ensure essential utilities infrastructure can be provided without unacceptable environmental effects.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy contains criteria aimed at improving energy efficiency and encourages renewable energy where appropriate. Therefore, there likely to be a positive effect against this objective.	+
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy is likely to ensure that new development is of a high quality design standard, including measures to ensure that new development is resilient to the effects of climate change.	+
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy states that development must contribute to creation of attractive and sustainable places and requires the provision of green infrastructure where appropriate. Integrating the natural environment and ensuring the ecosystem connectivity is maintained will be important in creating such places. The policy as worded requires the provision of green infrastructure rather than the consideration of ecosystem connectivity specifically. To ensure the likelihood of positive impacts against this objective the fourth bullet point could include a requirement to consider the County Borough's existing network of green infrastructure is accessible and connected when considering development proposals.	+
13. To minimise the demand for water and improve the water environment.	The policy would have a positive effect against this objective due to the requirement to consider to green infrastructure and sustainable drainage in new developments.	+
14. To minimise the risk of flooding.	The policy requires the consideration of green infrastructure and sustainable drainage. It also requires that utility services can be provided without unacceptable environmental effects. Therefore, there is likely to be a positive impact against this objective. The issue of flood risk is also covered by other policies of the Plan and national policy.	+
15. To protect and	The policy will be unlikely to have a significant direct effect on this objective.	0

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conserve soil and safeguard 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.	The policy would have a positive impact against this objective as it requires the consideration of the historic environment and landscape (criteria 1, 2 and 3).	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy would seek to ensure that new development across the County Borough is successfully integrated into the existing landscapes and townscapes of the area. Therefore, a positive effect against this objective is likely to be realised.	+
<b>Summary</b> <p>The policy will have an overall positive effect as it will ensure that all new development coming forward is of a high quality design standard and contributes to creating attractive and sustainable places. Whilst this is a likely outcome due to the range of issues identified in the design policy, caution must be taken however, as the positive outcomes will only be achieved if the policy is robustly implemented.</p> <p>To ensure the likelihood of positive impacts against objective 12 the assessment has identified that explicit reference could be made in the fourth bullet point to ensuring consideration is given to the accessibility and ecosystem connectivity of existing green infrastructure as well as the provision of new green infrastructure. In addition, the policy may have a positive impact on health however explicit reference to promote the creation of healthy and active environments could be added to the policy to provide more certainty.</p>		

## Policy SW12: Improving The Transport Network

Development that encourages a modal shift towards sustainable transport will be supported, including the enhancement of pedestrian, cycle, rail and bus facilities, in addition to any necessary road improvements. Development proposals will be expected to demonstrate how they reduce the need to travel and encourage the use of sustainable transport.

To support the County Borough's transport network the following schemes are proposed:

### Walking and cycling

1. Existing and proposed Active Travel Routes;

### Bus and rail

2. New Merthyr Tydfil Central Bus Station;
3. South East Wales Metro (Merthyr Tydfil Valley line) improvements;
4. Safeguarding of land for a new metro station at the Hoover Strategic Regeneration Area;
5. Pentrebach Rail Station Park and Ride;
6. Safeguarding of the Cwm Bargoed rail line and rail head;
7. Safeguarding of land for the future rail line extension (Cwm Bargoed to Dowlais Top); and,

### Highways

8. Safeguarding land for the duelling of the A465 (T) Heads of the Valleys Road.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	An integrated local transport system should assist in ensuring that residents have access to appropriate community and social infrastructure.	+
2. To maintain and enhance community and settlement identities.	An integrated local transport system enables individual communities to become more self-sufficient and maintain their identity.	+
3. To support a sustainable	Ensuring that the population are able to efficiently access appropriate infrastructure and facilities is a key	++

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level of population growth.	element of growing the population in a sustainable manner. A strong positive effect is realised as new population growth will be within or adjoin established urban areas or areas benefiting from sustainable transport links.	
4. To improve human health and well-being and reduce inequalities.	Improving non-motorised methods of transport will have a direct impact on human health of making people more active and also improve health through reducing emissions and improving air quality.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Improving the accessibility of jobs and services to residents of the County Borough is likely to have the effect of enhancing the attractiveness of the County Borough to support economic development.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The fundamental aim of the policy is to reduce the need to travel at a local level and encourage more sustainable methods of transport for any journeys needed. The policy is likely to realise a strongly positive effect as it requires development proposals to demonstrate how they reduce the need to travel and encourage sustainable travel. It also allocates important schemes to support sustainable transport in the County Borough.	++
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy seeks to reduce greenhouse gas emissions by reducing the need for motorised travel and encouraging the use of green infrastructure routes for local journeys.	+
12. To maintain and	The policy promotes the use of green infrastructure routes and an impact of this should be to at least maintain	+

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enhance biodiversity and ecosystem connectivity.	connectivity, with there being scope to enhance this depending on which routes are selected for improvement.	
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy would promote the use and improvement of green infrastructure routes and would have a positive impact on the County Boroughs landscapes and townscapes. The green routes themselves are likely to be within or nearby to urban areas, and will physically improve the appearance of these areas. The promotion of these routes will also ease the pressure to build new roads/transport facilities on areas that may have higher landscape value.	+
<b>Summary</b> The policy has the potential to have significant positive impacts on human health, transport and sustainable growth objectives. It will be important to ensure that the policy is robustly implemented to ensure the positive aspects highlighted are actually achieved.		

**Policy SW13: Protecting and Improving Local Community Facilities**

The provision of new and enhanced community facilities will be supported subject to satisfying other relevant LDP policies. The Council will protect and support the enhancement of the County Borough's existing community facilities.

Development proposals that would result in a loss of an existing community facility will only be permitted where:-

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

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will seek to both protect existing community facilities and encourage provision of new facilities and would realise strong positive effects against this objective	++
2. To maintain and enhance community and settlement identities.	Protecting facilities within existing communities helps to retain the identity of the communities of the County Borough	+
3. To support a sustainable level of population growth.	Ensuring that the increased population can access a range of community facilities enables growth to occur in a sustainable manner.	+
4. To improve human health and well-being and reduce inequalities.	Having access to a range of community facilities can improve both physical and mental health (ability to walk to nearby facilities, and the reassurance of having access to such facilities)	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0

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7.	To enhance the attractiveness of the County Borough to support economic development.	Encouraging new community facilities can support the vitality of the Town and local centres.  Protecting community facilities within designated centres also presents opportunities to retain and facilitate expansion of resident businesses.	+
8.	To reduce the need to travel and encourage sustainable modes of transport.	Ensuring a range of community facilities are available within existing communities can play an important part in reducing the need to travel.	+
9.	To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10.	To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11.	To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12.	To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13.	To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14.	To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15.	To protect and conserve soil and safeguard mineral	The policy will be unlikely to have a significant direct effect on this objective.	0

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 policy will be unlikely to have a significant direct effect on this objective.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will seek to encourage retention and creation of new community facilities which would have the potential to support distinctive local culture and the Welsh language	+
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will be unlikely to have a significant direct effect on this objective.	0
<b>Summary</b> The policy is likely to have positive effect overall as it encourages new community facilities, and seeks to protect existing facilities. The policy will assist in ensuring that residents across the County Borough have access to a range of appropriate services within their communities. It gives flexibility to premises in local centres to ensure vitality is sustained.		

### Policy CW1: Historic Environment

The integrity of our historic designated environment assets will be conserved and enhanced. Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character or historic importance of our designated historic environment assets.

Development within Urban Character Areas and Archaeologically Sensitive Areas must have regard to their special character and archaeological importance.

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SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	Conserving and enhancing designated historic assets can play a vital role in maintain the identity of communities and settlements within the County Borough.	++
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	Conserving and enhancing designated historic assets can play an important role in improving the health of the population, as a significant proportion of the County Boroughs assets are parks and gardens, or landscapes, which are used for recreational activity.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	A number of historic buildings around the County Borough have the potential to be brought back into use for housing. Restoring and redeveloping these buildings will help in providing a wider range of dwelling types across the County Borough.	+
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Conserving and enhancing historic assets will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are	The policy will be unlikely to have a significant direct effect on this objective.	0

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available to meet the needs of all.		
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	As a significant number of historic assets in the County Borough are landscapes or Registered parks and gardens, conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	+
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	By protecting the heritage assets of the County Borough, which include historic landscapes, the policy has an indirect effect of protecting areas of greenfield land and safeguarding minerals.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	<p>The policy directly sets out to meet the objective by seeking to preserve and enhance the setting and integrity of the designated historic environment assets of the County Borough.</p> <p>The Policy as currently worded also refers to "designated" historic environment assets however non-designated assets may also benefit from consideration in the development management process e.g. where these are non-statutory designated assets or where new assets of local importance are identified. The policy could benefit from removing the word "designated" if this is considered appropriate.</p>	++
17. To facilitate services and facilities that support distinctive local culture and the Welsh	By seeking to conserve and enhance the County Boroughs historic assets, the policy is likely assist in supporting facilities that support the distinctive local culture of Merthyr Tydfil. The policy could benefit by including reference to "cultural" assets to clarify the extent and likely impact of the policy. The Policy as currently worded also refers to "designated" historic environment assets however non-designated assets may also	+

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language.	benefit from consideration in the development management process e.g. where these are non-statutory designated assets or where new assets of local importance are identified. The policy could benefit from removing the word "designated" if this is considered appropriate.	
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	As a significant number of historic assets in the County Borough are landscapes or Registered parks and gardens, conserving and enhancing these assets has the potential to play an important role in protecting and enhancing designated areas of landscape value. Additionally, the policy should assist in enhancing townscapes in the County Borough given the quantity of historic buildings across the Plan area.	+
<p><b>Summary</b></p> <p>The policy will play an important role given the County Boroughs' range and quantity of historic assets. It has an overall positive effect as it will assist in protecting heritage assets in the natural environment, and facilitating the appropriate conservation of the County Boroughs built heritage.</p> <p>To provide more certainty regarding the likely sustainability outcomes, the policy could benefit from removing the reference to "designated" assets and adding reference to "cultural" assets if considered appropriate.</p>		

**Policy CW2: Cyfarthfa Heritage Area**

**The Cyfarthfa Heritage Area is identified on the proposals map to support the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and Park.**

SA Objective	Assessment of Effects	
<ul style="list-style-type: none"> <li>To ensure that the community and social infrastructure needs of all residents and communities are met.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To maintain and enhance</li> </ul>	Conserving and enhancing the Cyfarthfa Heritage Area will play a vital role in maintain the identity of communities and settlements within the County Borough.	++

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community and settlement identities.		
<ul style="list-style-type: none"> <li>To support a sustainable level of population growth.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To improve human health and well-being and reduce inequalities.</li> </ul>	Conserving and enhancing the Cyfarthfa Heritage Area will play an important role in improving the health of the population, as a significant proportion of the County Boroughs assets are parks and gardens, or landscapes, which are used for recreational activity.	+
<ul style="list-style-type: none"> <li>To meet the housing needs of all through a mix of dwelling tenures and types.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To improve the overall quality and energy efficiency of the housing stock.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To enhance the attractiveness of the County Borough to support economic development.</li> </ul>	Conserving and enhancing the Cyfarthfa Heritage Area will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development	+
<ul style="list-style-type: none"> <li>To reduce the need to travel and encourage sustainable modes of transport.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To ensure essential utilities and infrastructure are available to meet the needs of all.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise energy use and optimise opportunities for</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

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renewable energy generation.		
<ul style="list-style-type: none"> <li>To minimise the contribution to climate change whilst maximising resilience to it.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To maintain and enhance biodiversity and ecosystem connectivity.</li> </ul>	The Cyfarthfa Heritage Area includes a Registered parks and garden, part of a historic landscape, as well as footpaths. Conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	+
<ul style="list-style-type: none"> <li>To minimise the demand for water and improve the water environment.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the risk of flooding.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and conserve soil and safeguard mineral resources.</li> </ul>	By protecting the Cyfarthfa Heritage Area, which includes historic landscapes, the policy has an indirect effect of protecting areas of greenfield land and safeguarding minerals.	+
<ul style="list-style-type: none"> <li>To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</li> </ul>	The policy directly sets out to meet the objective by seeking to preserve and enhance the setting and integrity of the Cyfarthfa Heritage Area.	++
<ul style="list-style-type: none"> <li>To facilitate services and facilities that support distinctive local culture and the Welsh</li> </ul>	By seeking to conserve and enhance the Cyfarthfa Heritage Area, the policy supports facilities that support the distinctive local culture of Merthyr Tydfil.	+

language.		
<ul style="list-style-type: none"> <li>To protect and enhance the quality of designated areas of landscape value and good quality townscapes.</li> </ul>	As the Cyfarthfa Heritage Area includes part of a historic landscape and a Registered parks and garden, conserving and enhancing these assets has the potential to play an important role in protecting and enhancing designated areas of landscape value. Additionally, the policy should assist in enhancing the townscape in the area surrounding the Cyfarthfa Heritage Area.	+
<b>Summary</b> The policy will have a positive effect as it protects, and supports the enhancement of, the Cyfarthfa Heritage Area, facilitating its appropriate conservation and ensuring its attractiveness as a cultural and historic attraction.		

### Policy EnW1: Nature Conservation and Ecosystem Resilience

**Development proposals will be required to promote the resilience of ecosystems. In particular, proposals will be required to maintain and enhance biodiversity interests unless it can be demonstrated that:**

- 1. The need for the development clearly outweighs the biodiversity value of the site; and**
- 2. The impacts of the development can be satisfactorily mitigated and acceptably managed through future management regimes.**

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will protect ecosystems and biodiversity, which will in turn assist in maintaining community and settlement identity where the natural environment plays an important part in that identity.	+
3. To support a sustainable	The policy will be unlikely to have a significant direct effect on this objective.	0

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level of population growth.		
4. To improve human health and well-being and reduce inequalities.	The policy will have the effect of protecting the natural environment across all areas of the County Borough which can have positive effects both the physical and mental well-being of the population.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Protecting the natural environment will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy actively protects the natural environment and could assist in reducing the County Boroughs carbon footprint.	+
12. To maintain and enhance biodiversity	The policy seeks to protect ecosystems and biodiversity and mitigate for any ecological impact of development. As such, the policy directly aims to achieve this objective.	++

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and ecosystem connectivity.		
13. To minimise the demand for water and improve the water environment.	The policy is likely to assist in having a positive effect on the water environment through protecting the ecological value of watercourses and resources across the County Borough. The major rivers within the County Borough are identified as SINC.	+
14. To minimise the risk of flooding.	By protecting areas of land from inappropriate development, the policy is likely to assist in minimising flood risk. Through promoting green infrastructure, there is also a link between the policies and the option to provide SUDs as part of development.	+
15. To protect and conserve soil and safeguard mineral resources.	The policy is likely to protect areas of soil that have ecological importance.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	As a significant number of historic assets in the County Borough are landscapes or Registered parks and gardens, conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	SINC and other environmental designations form an integral part of the landscape of the County Borough. Protecting and enhancing these elements of the environment will have a positive effect on the landscape value of areas of the natural and built environment.	+

### Summary

The policy is likely to have a significant positive impact on the environment of the County Borough. Given the lower level of growth proposed than the previous LDP, a key element of the replacement plan is to increase the focus on improving the environment in addition to providing the new homes and associated development required to meet the LDP strategy. As with other policies, robust implementation will be key to the success of the policy. The overarching policy sets out how proposals will be considered against the objective to maintain and enhance biodiversity interests and this results in an overall positive impact against the sustainability objectives.

### Policy EnW2: Nationally Protected Sites and Species

**Development likely to have an adverse effect either directly or indirectly on the conservation value of a Site of Special Scientific Interest will only be permitted where it is demonstrated that:**

- 1. There is no suitable alternative to the proposed development; and**
- 2. It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site; and**
- 3. Appropriate compensatory measures are secured; or**
- 4. The proposal contributes to the protection, enhancement and positive management of the site.**

**Development proposals likely to affect protected species will only be permitted where it is demonstrated that:**

- 1. The population range and distribution of the species will not be significantly adversely impacted;**
- 2. There is no suitable alternative to the proposed development;**
- 3. The benefits of the development clearly outweigh the adverse impacts on the protected species; and**
- 4. Appropriate avoidance, mitigation and compensation measures are provided.**

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and	The policy will be unlikely to have a significant direct effect on this objective.	0

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communities are met.		
2. To maintain and enhance community and settlement identities.	The policy will protect ecosystems and biodiversity, which will in turn assist in maintaining community and settlement identity where the natural environment plays an important part in that identity.	+
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy will have the effect of protecting the natural environment across all areas of the County Borough which can have positive effects both the physical and mental well-being of the population.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Protecting the natural environment will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the	The policy actively protects the natural environment and could assist in reducing the County Boroughs carbon	+

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contribution to climate change whilst maximising resilience to it.	footprint.	
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy seeks to protect ecosystems and biodiversity and mitigate for any ecological impact of development. As such, the policy directly aims to achieve this objective.	++
13. To minimise the demand for water and improve the water environment.	The policy is likely to assist in having a positive effect on the water environment through protecting the ecological value of watercourses and resources across the County Borough. The major rivers within the County Borough are SINCs	+
14. To minimise the risk of flooding.	By protecting areas of land from inappropriate development, the policy is likely to assist in minimising flood risk. Through promoting green infrastructure, there is also a link between the policies and the option to provide SUDs as part of development.	+
15. To protect and conserve soil and safeguard mineral resources.	The policy is likely to protect areas of soil that have ecological importance.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	As a significant number of historic assets in the County Borough are landscapes or Registered parks and gardens, conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	SINCs and other environmental designations form an integral part of the landscape of the County Borough. Protecting and enhancing these elements of the environment will have a positive effect on the landscape value of areas of the natural and built environment.	+

**Summary**

The policy is likely to have a significant positive impact on the environment of the County Borough. Given the lower level of growth proposed than the previous LDP, a key element of the replacement plan is to increase the focus on improving the environment in addition to providing the new homes and associated development required to meet the LDP strategy. As with other policies, robust implementation will be key to the success of the policy. The policy specifically refers to the consideration of nationally protected sites and species and clearly sets out how proposals will be considered. This results in an overall positive impact against the sustainability objectives.

**Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation and Priority Habitats and Species**

**Development proposals likely to have an adverse impact on Sites of Importance for Nature Conservation, Regionally Important Geological Sites or Priority Habitats and Species will only be permitted where it can be demonstrated that:**

- 1. The need for the development clearly outweighs the conservation value of the site;**
- 2. Adverse impacts on nature conservation and geological features can be avoided;**
- 3. Appropriate and proportionate mitigation and compensation measures can be provided; and**
- 4. The development maintains and where possible enhances biodiversity interests.**

<b>SA Objective</b>	<b>Assessment of Effects</b>	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will protect ecosystems and biodiversity, which will in turn assist in maintaining community and settlement identity where the natural environment plays an important part in that identity.	+
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0

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4. To improve human health and well-being and reduce inequalities.	The policy will have the effect of protecting the natural environment across all areas of the County Borough which can have positive effects both the physical and mental well-being of the population.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Protecting the natural environment will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy actively protects the natural environment and could assist in reducing the County Boroughs carbon footprint.	+
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy seeks to protect ecosystems and biodiversity and mitigate for any ecological impact of development. As such, the policy directly aims to achieve this objective.	++

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13. To minimise the demand for water and improve the water environment.	The policy is likely to assist in having a positive effect on the water environment through protecting the ecological value of watercourses and resources across the County Borough. The major rivers within the County Borough are SINC's	+
14. To minimise the risk of flooding.	By protecting areas of land from inappropriate development, the policy is likely to assist in minimising flood risk. Through promoting green infrastructure, there is also a link between the policies and the option to provide SUDs as part of development.	+
15. To protect and conserve soil and safeguard mineral resources.	The policy is likely to protect areas of soil that have ecological importance.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	As a significant number of historic assets in the County Borough are landscapes or Registered parks and gardens, conserving and enhancing these assets has the potential to play an important role in enhancing biodiversity and ecosystem connectivity.	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	SINC's and other environmental designations form an integral part of the landscape of the County Borough. Protecting and enhancing these elements of the environment will have a positive effect on the landscape value of areas of the natural and built environment.	+

### Summary

The policy is likely to have a significant positive impact on the environment of the County Borough. Given the lower level of growth proposed than the previous LDP, a key element of the replacement plan is to increase the focus on improving the environment in addition to providing the new homes and associated development required to meet the LDP strategy. As with other policies, robust implementation will be key to the success of the policy. The policy specifically refers to the consideration of local RIGS, SINC's, species and habitats and clearly sets out how proposals will be considered. This results in an overall positive impact against the sustainability objectives.

**Policy EnW4: Environmental Protection**

Development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from either:

- Pollution of land, surface water, ground water and the air;
- Land contamination;
- Hazardous substances;
- Land stability;
- Noise, vibration, odour nuisance and light pollution; or
- Any other identified risk to public health and safety.

Where impacts are identified the Council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level.

Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes.

In respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15. No highly vulnerable development will be permitted within Development Advice Map (DAM) zone C2. Development will only be permitted in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN15.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement	The policy will be unlikely to have a significant direct effect on this objective.	0

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identities.		
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	The policy will seek to protect human health and reduce inequalities by minimising pollution (land, air and water), hazardous substances, noise, odour and vibration, all of which could have negative impacts on health and well-being.	++
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	+
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will improve the overall physical attractiveness of the County Borough by minimising pollution (land, air and water), hazardous substances, noise odour and vibration and therefore enhance the attractiveness of the County Borough to support economic development.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy is likely to minimise the effect of new development on air, land and water pollution, all of which could contribute to the effects of climate change. The policy also includes specific reference to flood risk which will require consideration of future flood extents with allowances from climate change.	++

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12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy is likely to minimise the unacceptable effects of new development on air, land surface water and ground water and land contamination, all of which could negatively impact ecosystems and biodiversity.	+
13. To minimise the demand for water and improve the water environment.	The policy is likely to minimise the unacceptable effects of new development on air, land surface water and ground water land contamination, all of which could negatively impact the water environment. It also includes reference to the need to consider flood risk in line with national policy. These specific requirements and reference to the water environment are likely to realise strong positive effects against this objective.	++
14. To minimise the risk of flooding.	The policy requires new development to avoid unnecessary flood risk in line with national policy. Therefore, a strong positive effect would be realised.	++
15. To protect and conserve soil and safeguard mineral resources.	The policy is likely to minimise the effect of new development on air, land and water pollution and land contamination, all of which could negatively impact 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 policy will be unlikely to have a significant direct effect on this objective.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy is likely to minimise light pollution resulting from new development which could negatively impact landscape and townscape	+

**Summary**

The policy will have an overall positive effect as it will ensure that new development coming forward does not result in unacceptable impacts on people, residential amenity, property and / or the natural environment and therefore contributes to creating attractive and sustainable places. In particular, strong positives are realised against objectives relating to the environment and flood risk.

**Policy EnW5: Landscape Protection**

The following areas are designated as Special Landscape Areas (SLAs):

- SLA1: Nant Morlais & Cwm Taf Fechan;
- SLA2: Winchfawr;
- SLA3: Merthyr West Flank;
- SLA4: Pontygwaith and
- SLA5: Gelligaer and Taf Bargoed.

Development proposals will be permitted where it can be satisfactorily demonstrated that:

- a) It would not cause unacceptable harm to the character and quality of the landscape setting of the County Borough;
- b) Development within Special Landscape Areas are sensitive to their special characteristics;
- c) Development respects the local distinctiveness and historic character of the landscape;
- d) Development will safeguard local landscape character and landscape features, including views, which make a significant contribution to the character, history and setting of the locality;
- e) Development secures the enhancement of the character, appearance and quality of the landscape, through restoration, management or enhancement where possible;
- f) There is no satisfactory alternative and the benefits associated with the development can be demonstrated to outweigh the harm; and
- g) Where damage to local landscape character cannot be avoided appropriate mitigation has been secured.

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SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	By protecting large areas of the County Boroughs landscape, the policies will assist in maintaining and potentially enhancing the identity of various communities and settlements.	+
3. To support a sustainable level of population growth.	The policy will be unlikely to have a significant direct effect on this objective.	0
4. To improve human health and well-being and reduce inequalities.	By protecting large areas of the County Boroughs landscape, the policies will assist in ensuring that areas of high quality open space remain accessible to the residents, which can positive effects on both physical and mental well-being.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Protecting and enhancing the landscape will assist in improving the overall attractiveness of the County Borough and, in turn, enhance the attractiveness of the County Borough to support economic development.	+
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will be unlikely to have a significant direct effect on this objective.	0
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0

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10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	Whilst the policy does not actively promote green infrastructure, protecting large areas of landscape is likely to at least present opportunities to enhance green infrastructure and the SLAs themselves.	+
12. To maintain and enhance biodiversity and ecosystem connectivity.	In the process of designating SLAs, one of the LANDMAP topics that the landscapes are assessed against is 'landscape habitats'. Significant proportions of the SLAs designated in the County Borough scored well against this topic and as such, the policies contribute effectively towards meeting this objective.	+
13. To minimise the demand for water and improve the water environment.	By protecting large areas of land that contain watercourses and resources, the policy is likely to have a positive impact on the water environment.	+
14. To minimise the risk of flooding.	By protecting areas of land from inappropriate development, the policies are likely to assist in minimising flood risk.	+
15. To protect and conserve soil and safeguard mineral resources.	The policy is likely to protect large areas of soil through protecting large areas of important landscape.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	A significant proportion of the County Boroughs' historic assets form part of landscapes that have historic interest. The policy will protect, the landscape and ensure development respects the local distinctiveness and historic character of the landscape. Therefore, a positive effect is likely to be realised.	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0

18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy directly seeks to protect and enhance areas of landscape value across the County Borough and designates Special Landscape Areas Therefore, strong positive effects would be realised against this sustainability objective.	++
<b>Summary</b> The policy has an overall positive effect against the sustainability objectives. In addition to protecting large areas of the County Boroughs' landscape, the mechanism of SLAs can also have the positive impact of influencing the design of development so that it integrates into the landscape more efficiently.		

### Policy EcW1: Provision of Employment Land

To support economic development, 35.65 hectares of employment land (for B1, B2, B8 uses) is allocated at the following locations:

Site	Gross area (Ha)	Net area (Ha)
1. Hoover Strategic Regeneration Area	-	5
2. Former Hoover Factory Car Park	1.5	1.5
3. Goatmill Road	16.98	14.75
4. Ffos-y-fran	18.85	11.3
5. Land South of Merthyr Tydfil Industrial Estate	3.1	3.1
<b>Total</b>		<b>35.65 Ha</b>

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and	The policy will be unlikely to have a significant direct effect on this objective.	0

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enhance community and settlement identities.		
3. To support a sustainable level of population growth.	Providing a range of land for employment use will directly assist in helping to retain a larger element of the working age population. Retaining a larger share of working age adults is a key issue in growing the population sustainably.	++
4. To improve human health and well-being and reduce inequalities.	Due to the nature of the proposed uses, there is some uncertainty in regard to elements such as noise generating activities and health and safety risks however site allocations have been made in areas that are most appropriate for employment uses. There are likely to positive impacts in respect of increasing the proportion of the population in work, which has both physical and mental benefits. The policy allocates a range and choice of sites to meet local employment market needs and to contribute towards local regeneration objectives. Overall, a positive effect against the sustainability objective would be realised.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy aims to facilitate the provision of a range of employment uses and, as such, will enhance the attractiveness of the County Borough to support economic development by giving the market a choice of sites for development.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy includes employment use at the strategic regeneration area. This has the potential to attract a significant proportion of the workforce to travel to work via the new Metro system. Also, by increasing employment opportunities within the County Borough, there is the potential to reduce the number of people commuting out the County Borough.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Locating employment uses on the strategic site will help to increase the viability of the Metro proposals in that locality, and all the employment sites benefit from being well placed in relation to the strategic road network.  Until details of the precise uses are known there is uncertainty around impacts such as air quality and traffic congestion.	0
10. To minimise energy use and optimise	Given the scale and type of development proposed, there is scope to promote the use of renewables and promote energy efficiency in new development.	+

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opportunities for renewable energy generation.		
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy has the potential to increase greenhouse gas emissions, however the location of the strategic site and new employment uses in particular should enable new employment development to capitalise on green infrastructure and public transport and minimise the contribution to climate change. The effects would therefore remain uncertain.	?
12. To maintain and enhance biodiversity and ecosystem connectivity.	Given the location of the sites included in the policy, it is unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	Given the location of the sites included in the policy, it is unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy encourages the use of 3 previously developed sites and does not sterilise any minerals that are currently safeguarded. One site would involve the development of greenfield land however this a small proportion and is not in agricultural use.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	Given the location of the sites included in the policy, it is unlikely to have a significant direct effect on this objective, although conservation of some element of the Hoover factory at the strategic regeneration sites could result in a positive effect in relation to this objective.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and	All of the sites included in the policy are situated within the Merthyr Tydfil Historic Landscape, and due to their scale, it could be expected for there to be some impact, however this is uncertain at present.	?

good quality townscapes.		
<p><b>Summary</b></p> <p>Overall, the policy is likely to have a positive effect. It should result in increasing the jobs opportunities in the County Borough, help to grow the population sustainably and potentially claw back some of the out commuting from Merthyr Tydfil.</p> <p>Impacts on human health, climate change and landscape will however need to be closely considered when more detailed proposals come forward.</p>		

**Policy EcW2: Protecting Employment Sites.**

In order to protect the employment function of the County Borough's business and employment sites, development will be permitted at Rhydycar Business Park where:-

- it falls within Use Class B1; or
- it provides an ancillary facility or service that supports the primary employment use.

At Pengarnddu, Pant Industrial Estate, Goatmill Road, EFI Industrial Estate, Cyfarthfa Industrial Estate, Triangle Business Park, Merthyr Tydfil Industrial Park, The Willows/ Abercanaid Industrial Estate, and at allocated employment sites, development will be permitted if:-

- It is within Use Classes B1, B2 or B8; or
- It provides an ancillary facility or service that supports the primary employment use, or
- It is an acceptable complementary commercial service outside class B uses, or
- It is an appropriate waste management facility compatible with existing industrial and commercial activities.

Development proposals for uses other than those stipulated and that would result in the loss of employment land / premises

at the above sites will only be permitted where it can be demonstrated that the proposal would not lead to an unacceptable change in the nature of the employment site and where the existing use is inappropriate or the land / premises are surplus to the requirements of the employment market.

At existing employment sites and premises outside the sites identified development proposals for non B-class uses that would result in the loss of the employment land / premises will be permitted where it can be demonstrated that the existing use is inappropriate or the land / premises are surplus to the requirements of the employment market.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Protecting the status of existing employment sites is likely to assist in ensuring that residents have access to a wide range of services and facilities.	+
2. To maintain and enhance community and settlement identities.	Protecting existing employment sites will assist in ensuring that there is a clear sense of place between areas for employment and associated uses, and areas of other development such as residential areas.	+
3. To support a sustainable level of population growth.	The policy will help in ensuring that the population grows sustainably by ensuring that there is a wide range of employment opportunities across the County Borough.	+
4. To improve human health and well-being and reduce inequalities.	The policy will be unlikely to have a significant direct effect on this objective.	0
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	Policy will give employers certainty in regard to where it appropriate to locate certain types of business. Additionally the flexibility in allowing other appropriate commercial services can ensure the viability and vitality of existing employment sites by ensuring these are attractive to new investment (e.g. by providing ancillary or complementary uses such as access to gyms, cafes etc. for employees).	++
8. To reduce the need to	Concentrating employment uses on existing sites, which are accessible by public transport should assist in	+

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travel and encourage sustainable modes of transport.	reducing the need to travel and encouraging more sustainable modes of transport.	
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	Given the location of existing employment sites, the policy is unlikely to result in any negative effect towards this objective, and if environmental improvements were to be taken forward, the policy could have a positive impact.	+
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0

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17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	Given the location of the existing employment sites, there is unlikely to be any negative effect of the policy on this objective.	0
<b>Summary</b> The policy is expected have a positive effect overall. Concentrating and protecting employment uses on existing site has the positive effects of maintaining a sense of place, ensuring residents have access to a wide range of services and facilities, and enhancing the attractiveness of the County Borough in relation to supporting economic development.		

**Policy EcW3: Retail Hierarchy –Supporting our Retailing Provision**

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

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

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy aims to ensure that retail and other complementary commercial development are located in town or local centres and, if it is to be located on edge or out-of-centre sites, the development must not cause harm to the vitality, viability and attractiveness of town and local centres. Thereby ensuring that some essential/basic services, such as convenience goods, are located in appropriate locations.	+

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2. To maintain and enhance community and settlement identities.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres, thereby conserving and enhancing their existing characters to maintain settlement and area identities.	+
3. To support a sustainable level of population growth.	The policy is unlikely to have a significant direct effect on this objective. However, maintaining viable Town and Local Centres could increase their attractiveness to business and services, creating employment opportunities in these areas, thereby potentially encouraging more people to move to the County Borough to take advantage of these opportunities.	+
4. To improve human health and well-being and reduce inequalities.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres. This offers the potential for investment, regeneration and renewal in areas experiencing multiple deprivation. It would also offer the opportunity to retain and expand the identified need of communities in terms of health provision (as these facilities are often located in town and local centres), convenience goods and other essential and basic services.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres, which support the enhancement of the vitality and viability of the Town and Local Centres. This would also safeguard the low level of convenience spend loss and would present opportunities to retain and facilitate the sustainable expansion of retail convenience spend loss.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres. Therefore it encourages development in areas with established transport links, rather than to areas which do not have this.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0

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10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy aims to guide development to town and local centres to present potential opportunities to enable restoration, regeneration or re-use of previously developed brownfield land.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these areas, heritage assets may in turn be enhanced.	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy aims to direct retail and other complementary commercial development to Town and Local Centres. These centres tend to be established areas which have been in existence for a considerable time, and therefore directly linked to local and Welsh culture.	+
18. To protect and enhance the quality of	The policy aims to direct retail and other complementary commercial development to Town and Local Centres, thereby enhancing the vitality and viability of the Town and Local Centres. There tends to be a	+

designated areas of landscape value and good quality townscapes.	concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these, as well as other non-heritage built assets, good quality townscapes are encouraged.	
<b>Summary</b> The overall impact of this policy is positive as it seeks to direct retail and other complementary commercial development is directed to Town and Local Centres, thereby supporting their enhancement of the vitality and viability of the Town and Local Centres. This would have positive impacts on built heritage and economic development and service provision.		

### Policy EcW4: Retail Allocation

To support the Hoover Strategic Regeneration Area land is allocated to provide 409 sqm for local convenience retail.

SA Objective	Assessment of Effects	
<ul style="list-style-type: none"> <li>To ensure that the community and social infrastructure needs of all residents and communities are met.</li> </ul>	The policy aims to ensure that some essential/basic services, such as convenience goods, are located in appropriate locations. In this case, the significant number of new dwellings which would be built within the Hoover Strategic Regeneration Area.	+
<ul style="list-style-type: none"> <li>To maintain and enhance community and settlement identities.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To support a sustainable level of population growth.</li> </ul>	Maintaining a viable community with the introduction of convenience retail could increase its attractiveness, thereby potentially encouraging more people to move to the community.	+
<ul style="list-style-type: none"> <li>To improve human health and well-being and reduce inequalities.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

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<ul style="list-style-type: none"> <li>To meet the housing needs of all through a mix of dwelling tenures and types.</li> </ul>	<p>The policy will be unlikely to have a significant direct effect on this objective.</p>	0
<ul style="list-style-type: none"> <li>To improve the overall quality and energy efficiency of the housing stock.</li> </ul>	<p>The policy will be unlikely to have a significant direct effect on this objective.</p>	0
<ul style="list-style-type: none"> <li>To enhance the attractiveness of the County Borough to support economic development.</li> </ul>	<p>The policy aims to direct convenience retail to a particular area, thereby increasing the viability and attractiveness of the area. It would also safeguard the low level of convenience spend loss and would present opportunities to retain and facilitate the sustainable expansion of retail convenience spend loss.</p>	++
<ul style="list-style-type: none"> <li>To reduce the need to travel and encourage sustainable modes of transport.</li> </ul>	<p>The policy aims to direct convenience retail development to a particular area. Therefore it encourages development in areas with established transport links, rather than to areas which do not have this, and reduces the need for resident of that area to travel for convenience goods.</p>	+
<ul style="list-style-type: none"> <li>To ensure essential utilities and infrastructure are available to meet the needs of all.</li> </ul>	<p>The policy will be unlikely to have a significant direct effect on this objective.</p>	0
<ul style="list-style-type: none"> <li>To minimise energy use and optimise opportunities for renewable energy generation.</li> </ul>	<p>The policy will be unlikely to have a significant direct effect on this objective.</p>	0
<ul style="list-style-type: none"> <li>To minimise the contribution to climate change whilst maximising</li> </ul>	<p>The policy will be unlikely to have a significant direct effect on this objective.</p>	0

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resilience to it.		
<ul style="list-style-type: none"> <li>To maintain and enhance biodiversity and ecosystem connectivity.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the demand for water and improve the water environment.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the risk of flooding.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and conserve soil and safeguard mineral resources.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective..	0
<ul style="list-style-type: none"> <li>To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To facilitate services and facilities that support distinctive local culture and the Welsh language.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and enhance the</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

quality of designated areas of landscape value and good quality townscapes.		
<b>Summary</b> The overall impact of this policy is neutral and somewhat positive as it seeks to direct convenience retail to a particular area, thereby supporting the vitality and viability of the Hoover Strategic Regeneration Area. This would have positive impacts on population growth, sustainable travel, economic development and service provision.		

### Policy EcW5: Town and Local Centre Development

Development enhancing the vitality and viability of the Town and Local Centres will be supported.

Within the Town Centre Primary Shopping Area (PSA) the change of use of the ground floor from A1 to another 'A class' use will be permitted where;

- At least 75% of the commercial uses at street level within the PSA remain A1, and;
- There are no more than two adjoining 'non-A1' units in any row of five units, provided there are not more than three 'non-A1' units in any 5 units.

Within the PSA and local centres, the change of use of the ground floor to 'non-retail' use classes will only be permitted where:-

- Alternative provision of at least equivalent value to the local community can be provided nearby, or
- It can be demonstrated that existing provision is inappropriate or surplus to the needs of the community and is no longer required, or
- It is demonstrated through active and appropriate marketing that the existing use is no longer economically viable; and
- The proposal would not result in an over concentration of non-A1 uses that would be detrimental to the vitality, attractiveness and viability of the local centre.
- The proposal would not result in the creation of a dead window frontage; and
- The proposal would not have an unacceptable effect on the amenity of neighbouring uses.

SA Objective	Assessment of Effects
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1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, thereby enhancing services, such as retail and professional services, which are used by the whole (in the case of the town centre), or part of (in the case of local centres), the County Borough.	+
2. To maintain and enhance community and settlement identities.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, thereby conserving and enhancing their existing characters to maintain settlement identities.	+
3. To support a sustainable level of population growth.	The policy is unlikely to have a significant direct effect on this objective. However, the enhancing of Town and Local Centres could increase employment opportunities in these areas, thereby potentially encouraging more people to move to the County Borough to take advantage of these opportunities.	+
4. To improve human health and well-being and reduce inequalities.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres. This offers the potential for investment, regeneration and renewal in areas experiencing multiple deprivation. It would also offer the opportunity to retain and expand the identified need of communities in terms of health provision (as these facilities are often located in town and local centres), convenience goods and other essential and basic services.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. This would also safeguard the low level of convenience spend loss and would present opportunities to retain and facilitate the sustainable expansion of retail convenience spend loss.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. Therefore it encourages development in areas with established transport links, rather than to areas which do not have this.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0

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10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will be unlikely to have a significant direct effect on this objective.	0
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy aims to guide development to town and local centres to present potential opportunities to enable restoration, regeneration or re-use of previously developed brownfield land.	+
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these areas the heritage assets may in turn be enhanced.	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. These centres tend to be established areas which have been in existence for a considerable time, and therefore directly linked to local and Welsh culture.	+
18. To protect and enhance the quality of designated areas of	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these, as well as other non-heritage built assets, good quality townscapes	+

landscape value and good quality townscapes.	are encouraged.	
<b>Summary</b> The overall impact of this policy is positive as it seeks to support the enhancement of the vitality and viability of the Town and Local Centres which supports the local economy and reduces the need to travel. This would also have positive impacts on built heritage and economic development and service provision.		

### Policy EcW6: Out-of-Town Retailing Areas

**Proposals for retail development on new sites or existing retail areas in out-of-town locations, including changes of use, extensions, the merger or subdivision of existing units or amendments to existing planning conditions relating to the sale of goods will only be permitted where:**

- **It can be demonstrated that there is an additional need for the proposal which cannot be provided within an existing town or local retail centre, and**
- **The proposal would not either individually or cumulatively with other recent or consented developments have an unacceptable impact on the trade, turnover, vitality and viability of the town or local centres.**

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, thereby enhancing services, such as retail and professional services, which are used by the whole (in the case of the town centre), or part of (in the case of local centres), the County Borough, by directing particular developments to out-of-town retail areas only where they meet strict criteria.	+
2. To maintain and enhance community and settlement identities.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, thereby conserving and enhancing their existing characters to maintain settlement identities, by directing particular developments to out-of-town retail areas only where they meet strict criteria.	+
3. To support a sustainable level of population growth.	The policy is unlikely to have a significant direct effect on this objective. However, the enhancing of out-of-town retail areas, and by the application of the policy's criteria, the Town and Local Centres, could increase employment opportunities in these areas, thereby potentially encouraging more people to move to the County Borough to take advantage of these opportunities.	+

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4. To improve human health and well-being and reduce inequalities.	The policy aims to support the enhancement of the vitality and viability of the Town and Local Centres, by directing particular developments to out-of-town retail areas only where they meet strict criteria. This offers the potential for investment, regeneration and renewal in areas experiencing multiple deprivation. It would also offer the opportunity to retain and expand the identified need of communities in terms of health provision (as these facilities are often located in town and local centres), convenience goods and other essential and basic services.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy directly aims to support the enhancement of the vitality and viability of the out-of-town retail areas, and by the application of the policy's criteria, the Town and Local Centres. This would also safeguard the low level of convenience spend loss and would present opportunities to retain and facilitate the sustainable expansion of retail convenience spend loss.	++
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy directly aims to support the enhancement of the vitality and viability of the out-of-town retail areas, and by the application of the policy's criteria, the Town and Local Centres. Therefore it encourages development in areas with established transport links, rather than to areas which do not have this.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and	The policy will be unlikely to have a significant direct effect on this objective.	0

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enhance biodiversity and ecosystem connectivity.		
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres, by directing particular developments to out-of-town retail areas only where they meet strict criteria. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these areas the heritage assets may in turn be enhanced.	+
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres by directing particular developments to out-of-town retail areas only where they meet strict criteria.. These centres tend to be established areas which have been in existence for a considerable time, and therefore directly linked to local and Welsh culture.	+
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy directly aims to support the enhancement of the vitality and viability of the Town and Local Centres, by directing particular developments to out-of-town retail areas only where they meet strict criteria. There tends to be a concentration of heritage assets in town and local centres therefore by facilitating the enhancement of these, as well as other non-heritage built assets, good quality townscapes are encouraged.	+
<b>Summary</b> The overall impact of this policy is positive as it seeks to support the enhancement of the vitality and viability of the Town and Local Centres, by directing particular developments to out-of-town retail areas only where they meet strict criteria. This would have positive impacts on built heritage and economic development and service provision.		

**Policy EcW7: Tourism, Leisure and Recreation Development**

**Tourism, leisure and recreation development within settlement boundaries is generally supported, particularly where they aid the revitalisation and regeneration of the Town and Local Centres.**

**Low-impact tourism, leisure and recreation development outside settlement boundaries will be favoured provided the need for a 'countryside location' is fully justified, it minimises environmental impacts and is of an appropriate scale to its surroundings.**

SA Objective	Assessment of Effects	
<ul style="list-style-type: none"> <li>To ensure that the community and social infrastructure needs of all residents and communities are met.</li> </ul>	The policy generally directs tourism, leisure and recreation developments to existing urban areas, but does facilitate appropriate development in the countryside which may include infrastructure and community facilities.	+
<ul style="list-style-type: none"> <li>To maintain and enhance community and settlement identities.</li> </ul>	One of the primary functions of the policy is to direct most tourism, leisure and recreation development to existing urban areas, which will assist in maintaining settlement identities.	++
<ul style="list-style-type: none"> <li>To support a sustainable level of population growth.</li> </ul>	The policy has no significant direct impact on population growth.	0
<ul style="list-style-type: none"> <li>To improve human health and well-being and reduce inequalities.</li> </ul>	New tourism, leisure and recreation facilities (particularly leisure and recreation-related developments), may incorporate elements of active and physical activities. As the policy generally directs new tourism, leisure and recreation developments to existing urban areas, the positive effects from physical activities in areas of deprivation or any shortfall of these activities could be addressed.	+
<ul style="list-style-type: none"> <li>To meet the housing needs of all through a mix of dwelling tenures and types.</li> </ul>	The policy has no significant direct impact on the provision of dwelling tenures and types.	0
<ul style="list-style-type: none"> <li>To improve the</li> </ul>	The policy has no significant direct impact on quality and energy efficiency of housing stock.	0

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overall quality and energy efficiency of the housing stock.		
<ul style="list-style-type: none"> <li>To enhance the attractiveness of the County Borough to support economic development.</li> </ul>	New tourism, leisure and recreation developments are likely to require some degree of staffing and consumer spending, therefore additional employment opportunities for local people would result.	+
<ul style="list-style-type: none"> <li>To reduce the need to travel and encourage sustainable modes of transport.</li> </ul>	Directing the majority of tourism, leisure and recreation development within existing urban areas reduces the need to travel by minimising journey distances and also concentrates such development around the public transport network.	++
<ul style="list-style-type: none"> <li>To ensure essential utilities and infrastructure are available to meet the needs of all.</li> </ul>	Directing the majority of new tourism, leisure and recreation development within existing urban areas ensures that such new development can access utilities and infrastructure as easily as possible	+
<ul style="list-style-type: none"> <li>To minimise energy use and optimise opportunities for renewable energy generation.</li> </ul>	Directing the majority of new tourism, leisure and recreation development within existing urban areas will assist in minimising energy use by reducing need for car travel etc.	0
<ul style="list-style-type: none"> <li>To minimise the contribution to climate change whilst maximising resilience to it.</li> </ul>	Directing the majority of new tourism, leisure and recreation development within existing urban areas can assist in minimising the contribution to climate change by reducing need for car travel etc.	0
<ul style="list-style-type: none"> <li>To maintain and enhance biodiversity and ecosystem connectivity.</li> </ul>	The policy assists in protecting biodiversity features and ecosystems outside settlement boundaries. However, connectivity between biodiversity features and ecosystems within settlement boundaries needs to be considered through separate policy.	0
<ul style="list-style-type: none"> <li>To minimise the demand for water and improve the water</li> </ul>	The encouragement of new tourism, leisure and recreation development could result in an increase in demand for water, however, concentrating development within existing settlements presents opportunities to improve the efficiency of the water environment/infrastructure.	0

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environment.		
<ul style="list-style-type: none"> <li>To minimise the risk of flooding.</li> </ul>	The distribution of development proposed enables the LDP to seek to promote SUDS and direct development away from flood risk areas. The policy also assists in protecting large areas of countryside that play an important role in reducing flood risk.	+
<ul style="list-style-type: none"> <li>To protect and conserve soil and safeguard mineral resources.</li> </ul>	The policy directs tourism, leisure and recreation development to existing urban areas and therefore assists in protecting soils that have not previously been disturbed. This also enables appropriate safeguarding of mineral resources across the County Borough.	++
<ul style="list-style-type: none"> <li>To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</li> </ul>	<p>The policy directs majority of new tourism, leisure and recreation development to urban areas, and as such, helps to protect the significant amount of heritage assets in the countryside of the County Borough.</p> <p>There are however numerous, significant heritage assets within the settlement boundaries that will need to be carefully considered in order to protect/enhance them.</p>	+
<ul style="list-style-type: none"> <li>To facilitate services and facilities that support distinctive local culture and the Welsh language.</li> </ul>	New tourism, leisure and recreation facilities (particularly tourism-related development), contain incorporate elements that highlight and promote local culture and the Welsh language.	+
<ul style="list-style-type: none"> <li>To protect and enhance the quality of designated areas of landscape value and good quality townscapes.</li> </ul>	The policy will assist in protecting and enhancing designated areas of landscape value by directing development to existing urban areas. This will also assist in creating good quality townscapes by directing investment to areas where improvements to the built environment will play an important part improving the overall landscape of the County Borough.	++

**Summary**

The policy will have a positive effect as it will direct new tourism, leisure and recreation development to appropriate locations, helping to both protect the countryside and facilitate appropriate local impact tourism and leisure development in countryside locations. It would also support the enhancement of the vitality and viability of the Town and Local Centres, which would have positive impacts on built heritage and economic development and service provision. Additionally, such new development would provide additional

employment opportunities and have indirect positive impacts for health and local culture.

### Policy EcW8: Renewable Energy

We will support the use of renewable energy as a tangible means of reducing our local carbon footprint, where appropriate to do so.

Development proposals for renewable energy will be permitted where:

- They do not have an unacceptable landscape and visual impact, including the setting of the Brecon Beacons National Park.
- There would be no unacceptable cumulative impacts in combination with existing or consented development.
- Satisfactory mitigation can be put in place to minimise the impacts of the renewable energy proposal and its associated infrastructure.
- Proposals make provision for the appropriate restoration and after-care of the land for its beneficial future re-use.

Within the Local Search Areas (LSA), proposals for solar energy generation will be permitted subject to the above criteria. Proposals for other development within these areas will only be permitted where they can demonstrate that they would not unacceptably prejudice the renewable energy generation potential of the LSA.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will aim to direct renewable energy development to appropriate locations, thereby minimising their impact on community and settlement identities.	+

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3. To support a sustainable level of population growth.	The policy will aim to facilitate new renewable energy development where viable, thereby ensuring the adequate supply of energy to cope with any increased energy demand resulting from an increased population.	+
4. To improve human health and well-being and reduce inequalities.	The policy will be unlikely to have a significant direct effect on this objective.	0
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant direct effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	Large scale renewable energy development needs to be located in areas where, for example, appropriate amounts of sun and wind can be utilised. Therefore it is not clear whether these would be areas with good transport links, or if these links would need to be created (for example for construction and maintenance).	?
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will aim to facilitate new renewable energy development, thereby ensuring an adequate/increased supply of energy to communities or the national grid.	+
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will aim to facilitate the appropriate development of renewable energy of all scales and identifies local search areas for solar energy development.	++
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will aim to facilitate new renewable energy development, thereby lessening the need for energy generated from finite sources which have a greater impact on climate change.	+
12. To maintain and	The policy will aim to locate renewable energy development in appropriate locations thereby protecting	-

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enhance biodiversity and ecosystem connectivity.	those areas of most importance in terms of biodiversity. However, given that these activities would likely be located in undeveloped countryside locations, it is possible they would have some negative impact on biodiversity and/or ecosystem connectivity. The policy contains reference to ensuring appropriate mitigation and avoiding any unacceptable impacts (including cumulative impacts) and therefore no further mitigation is suggested.	
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will aim to facilitate the development of renewable energy development. This development is likely to be located in countryside locations and as such they may have a negative impact on soil. They may also hinder the appropriate future potential extraction of minerals; however, as these developments have an approximately 25 year lifespan, this would only be temporary and much will depend on the specifics of the proposal. Therefore, while smaller scale developments are unlikely to have an impact, an overall uncertain effect has been identified.	?
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will aim to locate renewable energy development in appropriate locations thereby protecting those areas of most importance in terms of heritage.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will aim to locate renewable energy development in appropriate locations. However, given the nature and scale of potential developments, it is likely that they would have some impact on the landscape. The policy includes reference to landscape considerations and therefore no further mitigation is suggested.	-

**Summary**

The overall impact of this policy is likely to be positive as it seeks to facilitate renewable energy development in appropriate locations. However, given the nature, scale and likely countryside location of potential developments, they would have some negative impact on the landscape, soil and on biodiversity however much would depend on the detail of specific proposals.

**Policy EcW9: District Heating**

The use of combined heat and power (CHP), combined cooling, heat and power (CCHP) and district heating will be encouraged.

Within the Heat Priority Areas listed below, major development will be expected to incorporate, where viable and technically feasible, infrastructure for district heating and to connect to existing systems where available. Developers should submit an energy strategy along with their application. The following are identified as Heat Priority Areas:

- Project Heartland
- Goat Mill Road
- Hoover Strategic Regeneration Area

SA Objective	Assessment of Effects	
<ul style="list-style-type: none"> <li>• To ensure that the community and social infrastructure needs of all residents and communities are met.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>• To maintain and enhance community and settlement identities.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>• To support a sustainable level of population growth.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>• To improve human health and well-</li> </ul>	District heat networks can, in the right circumstances, offer a route to addressing fuel poverty in low income households. Tenants of social housing could benefit from more consistent and potentially lower heating bills.	+

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being and reduce inequalities.	Therefore, a positive effect would be realised against this objective.	
<ul style="list-style-type: none"> <li>To meet the housing needs of all through a mix of dwelling tenures and types.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To improve the overall quality and energy efficiency of the housing stock.</li> </ul>	For new build areas without substantial challenges to pipe routing, such as major roads and water courses, biomass CHP or heat only plants may be suitable to provide the bulk of the heat demand, with gas backup, Heat networks can, in the right circumstances, offer a route to addressing fuel poverty in low income households. Tenants of social housing could benefit from more consistent and potentially lower heating bills.	+
<ul style="list-style-type: none"> <li>To enhance the attractiveness of the County Borough to support economic development.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To reduce the need to travel and encourage sustainable modes of transport.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To ensure essential utilities and infrastructure are available to meet the needs of all.</li> </ul>	For new build areas without substantial challenges to pipe routing, such as major roads and water courses, biomass CHP or heat only plants may be suitable to provide the bulk of the heat demand, with gas backup, Heat networks can, in the right circumstances, offer a route to addressing fuel poverty in low income households. Tenants of social housing could benefit from more consistent and potentially lower heating bills. These factors thereby contribute to ensuring an adequate/increased supply of energy to communities.	+
<ul style="list-style-type: none"> <li>To minimise energy use and optimise opportunities for renewable energy generation.</li> </ul>	The policy will aim to facilitate the appropriate development of combined heat and power (CHP), combined cooling, heat and power (CCHP) and district heating.	++
<ul style="list-style-type: none"> <li>To minimise the contribution to climate change whilst maximising</li> </ul>	The policy will aim to facilitate new renewable energy development (in the form of combined heat and power (CHP), combined cooling, heat and power (CCHP) and district heating), thereby lessening the need for energy generated from finite sources which have a greater impact on climate change.	+

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resilience to it.		
<ul style="list-style-type: none"> <li>To maintain and enhance biodiversity and ecosystem connectivity.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the demand for water and improve the water environment.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the risk of flooding.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and conserve soil and safeguard mineral resources.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	-
<ul style="list-style-type: none"> <li>To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To facilitate services and facilities that support distinctive local culture and the Welsh language.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and enhance the quality of designated areas of landscape</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

value and good quality townscapes.		
<b>Summary</b> The overall impact of this policy is neutral and somewhat positive, as it will seek to facilitate renewable energy development in the form of combined heat and power (CHP), combined cooling, heat and power (CCHP) and district heating in general and in particular locations with no negative impacts identified against the sustainability objectives . This would have positive impacts in terms of reducing inequalities (fuel poverty), improving the energy efficiency of housing stock and minimising the contribution to climate change.		

### Policy EcW10: Sustainably Supplying Minerals

The Plan will contribute to meeting society's need for a continuous and secure supply of minerals by:

- Safeguarding mineral resources from permanent development which would sterilise them or hinder their extraction;
- Maintaining a minimum 10 year land bank of permitted aggregate reserves;
- Favouring proposals which promote the sustainable use of minerals and encourage the use of secondary and recycled resources; and by,
- Safeguarding the mineral freight railway facilities at Cwm Bargoed.

SA Objective	Assessment of Effects	
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	The policy will be unlikely to have a significant direct effect on this objective.	0
2. To maintain and enhance community and settlement identities.	The policy will be unlikely to have a significant direct effect on this objective.	0

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3. To support a sustainable level of population growth.	The policy will aim to facilitate the extraction and use of minerals, and not hindering their appropriate extraction through the location of new development, thereby ensuring the adequate supply of minerals to cope with any increased mineral requirements resulting from the proposed level of growth.	+
4. To improve human health and well-being and reduce inequalities.	The policy will be unlikely to have a significant direct effect on this objective.	0
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant direct effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy would safeguard the mineral freight railway facilities at Cwm Bargoed, thereby ensuring that this mode of transport is utilised, rather than journeys by road. It also favours the use of secondary and recycled resources which could be used / sourced closer to development sites.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will be unlikely to have a significant direct effect on this objective.	0
10. To minimise energy use and optimise opportunities for renewable energy generation.	The policy will be unlikely to have a significant direct effect on this objective.	0
11. To minimise the contribution to climate change whilst	The policy will be unlikely to have a significant direct effect on this objective.	0

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maximising resilience to it.		
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy seeks to maintain a minimum 10 year land bank of permitted aggregate reserves. Where new permissions are required to maintain an adequate land bank, this may involve some environmental impacts given the scale and likely location of new mineral workings. Therefore, the policy would have some negative impact on biodiversity and/or ecosystem connectivity. The policy is a strategic minerals policy, that favours the use of secondary and recycled resources, and mitigation could be more appropriately included in specific development management policies.	-
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will aim to facilitate the safeguarding of mineral resources, and not hindering their appropriate future potential extraction through the location of new development. Soil resources could be conserved as part of restoration and aftercare proposals.	++
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will aim to locate mineral extraction in appropriate locations (i.e. not within areas of nation or international cultural designations), thereby protecting those areas of most importance in terms of heritage.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	If required, new mineral developments could result in impacts on the landscape, although restoration and mitigation would be sought. Given the nature and scale of mineral extraction operations, it is likely that they would have some negative impacts on the landscape. Again the strategic nature of the policy mean the impacts from potential new mineral working developments are considered under a separate policy.	-

### Summary

The policy is strategic in nature and is supplemented by more specific development management policies. The overall impact of this policy will be neutral. However, it would have some positive effects, as it will seek to safeguard mineral resources from permanent development which would sterilise them or hinder their extraction, maintain a minimum 10 year land bank of permitted aggregate reserves, favour proposals which promote the sustainable use of minerals and encourage the use of secondary and recycled resources, and safeguard the mineral freight railway facilities at Cwm Bargoed. This is balanced against some potential negative effects on biodiversity, ecosystems and the landscape, due to the location of mineral reserves.

### Policy EcW11: Minerals Development

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

- There is a proven national, regional or local need for the mineral which cannot be met from existing sources or from secondary or recycled material;
- They would not result in unacceptable impacts on the natural or historic environment and potential measures to enhance the natural environment have been adequately assessed;
- They would not result in unacceptable impacts on landscape character and/or visual amenity;
- They would not result in an unacceptable impact on health and amenity including the effects of dust, noise, vibration and traffic;
- They would not result in unacceptable impacts on surface water drainage, groundwater resources or exacerbate flood risk;
- They would not result in unacceptable impact in terms of transportation considerations including access, parking, traffic generation, and enjoyment of public rights of way, and the potential for minerals to be transported by means other than road has been adequately assessed;
- They would not have an unacceptable impact on land stability;
- They include acceptable proposals for progressive and final restoration, aftercare and beneficial after-use; and
- They maximise opportunities to re-use and recycle mineral waste.

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

SA Objective	Assessment of Effects
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<ul style="list-style-type: none"> <li>To ensure that the community and social infrastructure needs of all residents and communities are met.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To maintain and enhance community and settlement identities.</li> </ul>	The policy will aim to direct the location of mineral extraction to appropriate areas (in locations that do not have unacceptable impacts on sensitive developments and not within Mineral Buffer Zones etc.), thereby preventing them from affecting community and settlement identities.	+
<ul style="list-style-type: none"> <li>To support a sustainable level of population growth.</li> </ul>	The policy will aim to facilitate the extraction and use of minerals, and not hindering their appropriate extraction through the location of new development, thereby ensuring the adequate supply of minerals to cope with any increased mineral requirements to support local growth levels.	+
<ul style="list-style-type: none"> <li>To improve human health and well-being and reduce inequalities.</li> </ul>	The policy will aim to locate mineral extraction in appropriate locations (i.e. in locations that do not have unacceptable impacts on sensitive developments), thereby avoiding potential health or wellbeing consequences associated with these activities.	+
<ul style="list-style-type: none"> <li>To meet the housing needs of all through a mix of dwelling tenures and types.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To improve the overall quality and energy efficiency of the housing stock.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To enhance the attractiveness of the County Borough to support economic development.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To reduce the need to travel and encourage sustainable modes of transport.</li> </ul>	Mineral extraction activities need to be located where the minerals are, and where their extraction is viable. Therefore it is not clear whether these would be areas with good transport links, or if these links would need to be created. The policy does however require consideration of transport by means other than by road.	?
<ul style="list-style-type: none"> <li>To ensure essential utilities and infrastructure are available to meet the needs of all.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise energy use</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

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and optimise opportunities for renewable energy generation.		
<ul style="list-style-type: none"> <li>To minimise the contribution to climate change whilst maximising resilience to it.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To maintain and enhance biodiversity and ecosystem connectivity.</li> </ul>	The policy will aim to locate mineral extraction in appropriate locations (i.e. where there are no unacceptable impacts on the environment), thereby protecting those areas of most importance in terms of biodiversity. However, given that these activities would be located away from existing sensitive development it is reasonable to assume that they would occur in an undeveloped countryside location and would, therefore have some negative impact on biodiversity and/or ecosystem connectivity. Therefore a negative impact would be realised. Unacceptable effects on the natural environment and consideration of possible environmental enhancement have been included in the second to fifth bullet points and. Therefore, no further mitigation is suggested.	-
<ul style="list-style-type: none"> <li>To minimise the demand for water and improve the water environment.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the risk of flooding.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and conserve soil and safeguard mineral resources.</li> </ul>	The policy will facilitate the extraction of safeguarded of mineral resources where this is considered appropriate. The policy also requires the consideration of secondary and recycled minerals prior to the extraction of new primary resources. Soil could be retained as part of minerals development as part of mitigation or restoration and aftercare.	++
<ul style="list-style-type: none"> <li>To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</li> </ul>	The policy will aim to locate mineral extraction in appropriate locations (i.e. not within areas of nation or international cultural designations), thereby protecting those areas of most importance in terms of heritage.	0
<ul style="list-style-type: none"> <li>To facilitate services</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

and facilities that support distinctive local culture and the Welsh language.		
<ul style="list-style-type: none"> <li>To protect and enhance the quality of designated areas of landscape value and good quality townscapes.</li> </ul>	The policy will aim to locate mineral extraction in appropriate locations and this will require consideration of environmental and landscape impacts. However, given the nature and scale of mineral extraction operations, it is likely that they would have some impact on the landscape. As landscape character and/or visual amenity is included in bullet point three no further mitigation is suggested for the policy.	-
<b>Summary</b> The overall impact of this policy is likely to be positive as it will seeks to support economic development whilst ensuring there would be no unacceptable impacts.. However, given the nature, scale and likely countryside location of the activities, they would have some negative impact on the landscape and on biodiversity.		

### Policy EcW12: Minerals Buffer Zones

**Buffer Zones** have been established between permitted, active and inactive mineral operations in the County Borough and other sensitive land uses. Within these zones, proposals for new development will only be allowed where they:

1. Would not unacceptably affect operations within the mineral site; and
2. Would not be unacceptably affected by operations within the mineral site.

SA Objective	Assessment of Effects	
<ul style="list-style-type: none"> <li>To ensure that the community and social infrastructure needs of all residents and communities are met.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To maintain and enhance community and settlement identities.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To support a sustainable level of</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

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population growth.		
<ul style="list-style-type: none"> <li>To improve human health and well-being and reduce inequalities.</li> </ul>	The policy will aim to locate development in appropriate locations, where they would not be unacceptably affected by operations within mineral sites. Thereby, avoiding any potential health or wellbeing consequences associated with these activities.	+
<ul style="list-style-type: none"> <li>To meet the housing needs of all through a mix of dwelling tenures and types.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To improve the overall quality and energy efficiency of the housing stock.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To enhance the attractiveness of the County Borough to support economic development.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To reduce the need to travel and encourage sustainable modes of transport.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To ensure essential utilities and infrastructure are available to meet the needs of all.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise energy use and optimise opportunities for renewable energy generation.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the contribution to climate change whilst maximising resilience to</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

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it.		
<ul style="list-style-type: none"> <li>To maintain and enhance biodiversity and ecosystem connectivity.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the demand for water and improve the water environment.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the risk of flooding.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and conserve soil and safeguard mineral resources.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To facilitate services and facilities that support distinctive local culture and the Welsh language.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and enhance the quality of designated areas of landscape value and good quality townscapes.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

**Summary**

The overall impact of this policy is neutral, but with a positive impact on health and inequality, as it would direct development to areas that would not be affected by mineral workings.

**Policy EcW13: Minerals Safeguarding**

Known mineral resource of coal, sandstone, sand and gravel, and limestone are safeguarded as shown on the proposals map.

New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:

1. Any reserves of minerals can be economically extracted prior to the commencement of development; or
2. Prior extraction would have an unacceptable impact on environmental or amenity considerations; or
3. The resource in question is of poor quality / quantity; or
4. The development would have no significant impact on the possible future working of the resource by reason of its nature, location or size.

SA Objective	Assessment of Effects	
<ul style="list-style-type: none"> <li>To ensure that the community and social infrastructure needs of all residents and communities are met.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To maintain and enhance community and settlement identities.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

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<ul style="list-style-type: none"> <li>To support a sustainable level of population growth.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To improve human health and well-being and reduce inequalities.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To meet the housing needs of all through a mix of dwelling tenures and types.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To improve the overall quality and energy efficiency of the housing stock.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To enhance the attractiveness of the County Borough to support economic development.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To reduce the need to travel and encourage sustainable modes of transport.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To ensure essential utilities and infrastructure are available to meet the needs of all.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise energy use and optimise opportunities for renewable energy generation.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

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contribution to climate change whilst maximising resilience to it.		
<ul style="list-style-type: none"> <li>To maintain and enhance biodiversity and ecosystem connectivity.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the demand for water and improve the water environment.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To minimise the risk of flooding.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and conserve soil and safeguard mineral resources.</li> </ul>	The policy seeks to safeguard mineral resources by directing new development away from these areas (unless strict criteria can be met), thereby not hindering the appropriate future potential extraction of minerals.	++
<ul style="list-style-type: none"> <li>To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To facilitate services and facilities that support distinctive local culture and the Welsh language.</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0
<ul style="list-style-type: none"> <li>To protect and enhance the quality of designated areas of landscape value and good quality</li> </ul>	The policy will be unlikely to have a significant direct effect on this objective.	0

townscapes.

**Summary**

The overall impact of this policy will be neutral. However, it will have a positive effect in that it will seek to safeguard mineral resources by directing new development away from these areas, unless strict criteria are met.

**Policy EcW14: Waste Facilities**

Waste treatment facilities will only be permitted where there is an identified need, where they are situated in locations where they would not have a significant adverse effect on amenity or the environment, accord with the waste hierarchy, the proximity principle and provide comprehensive restoration and aftercare of the land for a beneficial re-use. Proposals for new facilities should provide a Waste Planning Assessment.

The following existing industrial estates are identified as preferred areas of search for waste management facilities:

- Pengarnddu Industrial Estate
- Pant Industrial Estate
- Goatmill Road
- Merthyr Tydfil Industrial Park
- Land adjoining the A4060, Ffos-Y-Fran

Land at Trecatti is safeguarded for continued necessary landfill of unavoidable residual wastes.

SA Objective	Assessment of Effects	
1. To ensure that the community and social	The policy will aim to facilitate the development of required and appropriately located new waste facilities, thereby ensuring that the waste management and treatment needs of the County Borough are met.	+

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infrastructure needs of all residents and communities are met.		
2. To maintain and enhance community and settlement identities.	The policy will aim to direct the location of new waste facilities to appropriate areas (allocated and safeguarded B2 employment sites, and away from sensitive locations), thereby limiting potential impacts on existing residential areas.	+
3. To support a sustainable level of population growth.	The policy will aim to facilitate the development of required and appropriate waste facilities, thereby ensuring the ability of the County Borough to cope with any increased waste management requirements resulting from an increased population.	+
4. To improve human health and well-being and reduce inequalities.	The policy will aim to facilitate the development of required new waste facilities in appropriate locations, thereby ensuring the efficient and appropriate disposal and treatment of waste, and avoiding any potential health consequences of inefficient and inappropriate waste management.	+
5. To meet the housing needs of all through a mix of dwelling tenures and types.	The policy will be unlikely to have a significant direct effect on this objective.	0
6. To improve the overall quality and energy efficiency of the housing stock.	The policy will be unlikely to have a significant direct effect on this objective.	0
7. To enhance the attractiveness of the County Borough to support economic development.	The policy will be unlikely to have a significant direct effect on this objective.	0
8. To reduce the need to travel and encourage sustainable modes of transport.	The policy will aim to direct the location of new waste facilities to appropriate areas (allocated and existing B2 employment sites), thereby locating them in areas with existing good transport links.	+
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	The policy will aim to facilitate the development of required and appropriately located new waste facilities, thereby ensuring that the waste management and treatment needs of the County Borough are met.	+
10. To minimise energy use and optimise opportunities for renewable energy	The policy will aim to facilitate the development of required and appropriate waste facilities, thereby encouraging the potential development of energy-from-waste facilities.	+

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generation.		
11. To minimise the contribution to climate change whilst maximising resilience to it.	The policy will be unlikely to have a significant direct effect on this objective.	0
12. To maintain and enhance biodiversity and ecosystem connectivity.	The policy will aim to direct the location of new waste facilities to appropriate areas (allocated and safeguarded B2 employment sites, and away from sensitive locations), thereby preventing them from affecting undeveloped areas of areas of particular biodiversity value.	+
13. To minimise the demand for water and improve the water environment.	The policy will be unlikely to have a significant direct effect on this objective.	0
14. To minimise the risk of flooding.	The policy will be unlikely to have a significant direct effect on this objective.	0
15. To protect and conserve soil and safeguard mineral resources.	The policy will be unlikely to have a significant direct effect on this objective.	0
16. To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	The policy will be unlikely to have a significant direct effect on this objective.	0
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	The policy will be unlikely to have a significant direct effect on this objective.	0
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	The policy will aim to facilitate the development of required new waste facilities in areas that are appropriate (for example on existing industrial estate) and away from sensitive locations, thereby limiting any potential unsightly build-up or storage of waste in areas of landscape value.	+

**Summary**

The overall impact of this policy is likely to be positive as it seeks to facilitate the development of required and appropriately located new waste facilities, thereby ensuring that the waste management and treatment needs of the County Borough can be met whilst minimising their impact on areas of value or importance.

## APPENDIX 5: SITES SA FRAMEWORK

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 site option is located within reasonable walking distance (within 800m=10 minutes walk) of all key services and facilities.
		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=10 minutes walk) of most of the key services and facilities.
		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.  <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).	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 800m=10 minutes walk) of most of the key services and facilities.
			--	The site option is located beyond reasonable walking distance (over 800m=over10 minutes walk) of all key services and facilities.
	2. To maintain and enhance community and settlement	SA Objective 2 relates to the impact of a development proposal on the character and identity of a community.  The nature and significance of the effects against this SA Objective will relate to the magnitude of change. For	++	Development would support the character and identity of a community area experiencing Multiple Deprivation by enabling it to grow sustainably.

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	identities.	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.  <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.	+	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.
Health and Equalities	3. To support a sustainable level of population growth.	Assuming sufficient sites have been nominated for inclusion in the LDP, SA objective 3 is not a differential at the site options stage.		
	4. To improve human health and well-being and reduce inequalities.	SA Objective 4 relates to the built environment's contribution to healthy and active lifestyles, and any disparities in provisions across the Plan area.	++	The site option is located within reasonable walking distance (accessibility standards specified in the Open Space Strategy) to sufficient amounts of open space (to all 9 typologies) or has the potential to deliver significant new provision.

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		<p>The nature and significance of the effects against this SA Objective will relate to <b>the distance of the site to existing open space provision</b> and the potential of development to <b>increase provision in identified areas of shortfall</b>.</p> <p>There are 9 typologies within the Open Space Strategy (OSS) where accessibility standards have been set and these are to be used here.</p> <p>The SA assumes that any proposal for development can make appropriate and timely provision or contributions to health and well-being. The application of the accessibility standard for each typology can be applied to each development site in question. This will demonstrate where the shortfalls for each type of open space lie.</p> <p><b>Evidence Base:</b> The Open Space Strategy identified sufficiency standards for access to open space and shortfalls for each typology in ward areas. 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 (2009)</i>, which is based on Fields in Trust recommended benchmark guidelines – <i>Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard (2017)</i>.</p>	+	The site option is located within reasonable walking distance (accessibility standards specified in the Open Space Strategy) of most of the open space (at least 6 typologies) or has the potential to deliver new provision or an off site contribution.
			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 (accessibility standards specified in the Open Space Strategy) to most existing open space (up to 6 typologies).
			--	The site option is located beyond reasonable walking distance (accessibility standards specified in the Open Space Strategy) to sufficient amounts of open space (to all 9 typologies) or development at the site option would result in a net loss of open space (as identified in the Open Space Strategy).

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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.
Economy & Employment	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>		
	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.		
	8.			

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<b>Connections (incl. Transport and Movement)</b>	9. 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 Integrated 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 <b>SA a reasonable distance to these key walking and cycling routes is considered to be within 100m</b>.</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 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>	++	The site option is within reasonable walking distance without impediment to a train station (800m=10 minutes walk), bus stop (400m=5 minutes walk) with a frequent service (every half hour) and or a reasonable distance (100m= 1 minute walk) to an active travel route or proposed active travel route or key pedestrian or cycling route.
			+	The site option is within reasonable walking distance to either a train station (800m=10 minutes walk) or bus stop (400m=5 minutes walk) with a frequent service (every half hour) or to an active travel or proposed active travel route or key pedestrian or cycling route (100m=1 minute walk).
			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.

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		<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 Active Travel Integrated Network Map (2016).</p>	-	The site option is not within reasonable walking distance to a train station (800m=10 minute walk), or bus stop (400m=5 minutes walk) with a frequent service (every half hour) or a reasonable distance (100m=1 minute walk) to an active travel route or proposed active travel route or a key pedestrian or cycling route.
			--	The site option is not within reasonable walking distance without impediment to a train station (800m=10 minutes walk), bus stop (400m=5 minutes walk) with a frequent service (every half hour) and o=1 minute walk) to an active travel route or a proposed active travel route or key pedestrian or cycling route and could hinder improvements to the connectivity of the active travel route network.
	10. 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</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.

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		<p>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> <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>	?	There is an element of uncertainty, most likely until more detailed assessments have been carried out through planning applications.
			-	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.
Energy	11. 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>	++	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.

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		<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> <p><b>Evidence Base:</b> 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	12. 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>	++	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.

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		<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> Evidence from the Council's Candidate sites register and observations of the Council officers.</p>	--	Development at the site option could result in the loss of greenfield and the best and most versatile agricultural land.
Biodiversity, Flora and Fauna	13. To maintain and enhance biodiversity and ecosystem connectivity.	<p>SA Objective 12 relates to existing identified biodiversity assets, and ecological corridors that provide strategic connectivity for biodiversity.</p> <p>The nature and significance of effects against this SA Objective will primarily relate to potential <b>effects on biodiversity</b>.</p> <p>Is the site within, adjacent to, or in close proximity (200m) to any: Nationally designated biodiversity (SSSIs, NNRs) or Biodiversity sites designated as being of local importance (LNR)?</p>	++	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.
			+	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.

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		<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's and or Local Biodiversity Action Plan (LBAP), 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.</p> <p>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>	0	<p>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</p> <p>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.</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>	?	<p>Element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.</p>
		<p><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.</p>	-	<p>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</p> <p>Development at the site has the potential for negative effects on nationally designated sites</p> <p>Mitigation possible, potential for a minor residual negative effect.</p>

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			--	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>	<i>Water resource availability – See SA objective 9 above.</i>			
	14. To minimise the demand for water and improve the water environment.	<p>SA Objective 13 relates to the water efficiency of new development, and its potential effects on water quality.</p> <p>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 water intensive development is being proposed at the site option.</p> <p>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).</p> <p>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).</p>	++	Development has clear opportunities for SuDS and that development at the site option will lead to significant positive effects on water quality leading to 'good' status.
			+	Development has clear opportunities for SuDS and that development at the site option will lead to positive effects on water quality in an area already meeting 'good' status.
			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.
			?	There is an element of uncertainty; most likely until further detailed assessment work has been carried out.

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		<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 SUDS are appropriate.	-	Development has no clear opportunity for SuDS and, the site option may lead to minor negative effects on water quality, although satisfactory mitigation is identified.
			--	Development has no clear opportunity for SuDS, will lead to major negative effects on water quality and no satisfactory mitigation is identified.
	15. 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 of effects against this SA Objective.	++	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.
			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.

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			-	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 exist.
<b>Air Quality</b>	<p>See SA objective 8 above.</p> <p>Air quality within Merthyr Tydfil is closely linked to road traffic. This is demonstrated by the proposed designation of the AQMA on Twynnyrodyn 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.</p> <p>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.</p>			
<b>Minerals, Land and Soil</b>	16. To protect and conserve soil and safeguard mineral resources.	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.	++	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.

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		<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>	<p>?</p> <p>-</p> <p>--</p>	<p>An element of uncertainty exists until more detailed lower level surveys and assessment are undertaken.</p> <p>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.</p> <p>The majority of the site is greenfield and there is no clear mitigation for the impact on soil.</p>
<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</b>	17. To protect and enhance heritage assets which defines the	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-	++	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.

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<b>Environment</b>	County Borough as the most significant Welsh town of the Industrial Revolution.	designated heritage assets will be noted within the appraisal commentary.	+	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.
		Are there any designated heritage assets or their setting, which could be affected within or adjacent to the site?	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.
		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?	?	There is an element of uncertainty for all sites until more detailed lower level surveys and assessments have been carried out.
		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.	-	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.
		<b>Evidence base:</b>  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.  The advice of the Heritage Officer and Glamorgan Gwent Archaeological Trust will inform the assessment of effects against this SA Objective.	--	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.

	18. 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 grub (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> 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
Landscape and Townscape (inc. Built Environment)	19. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	<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> <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>	++	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.
			+	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.

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		<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 proposed SLAs, the Brecon Beacons National Park, Registered Landscape of Outstanding Historic Importance, emerging Iron Settlement work and the Cadw Urban Characterisation Study.</p>	?	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 proposed SLA. Mitigation is likely to be difficult/ expensive. Potential for major residual negative effect.

## APPENDIX 6: SITE ALLOCATION SUSTAINABILITY APPRAISALS

<b>Candidate</b>	
<b>Site Ref.</b>	7
<b>LDP Policy Ref.</b>	SW3.30
<b>Site</b>	Land at Taff Merthyr Garden Village (Storm Town)
<b>Ward</b>	Bedlinog
<b>Current</b>	Vacant Grassland
<b>Proposed</b>	Residential
<b>Co-ords</b>	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.	+	The site is located within reasonable walking distance of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

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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. 5.53 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.	++	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.

## SUSTAINABILITY APPRAISAL REPORT

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.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 15  
**LDP Policy Ref.** SW3.5  
**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 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 is located within reasonable walking distance of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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. 0.36 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 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.

## SUSTAINABILITY APPRAISAL REPORT

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 (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 site 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 an SLA. However, the site is greenfield land containing mature vegetation and is in a prominent location. As such, further assessment is considered necessary.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 18  
**LDP Policy Ref.** SW3.3  
**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 is located within reasonable walking distance of 6 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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 (approx. 50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 2.47 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 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 entirely brownfield and will not result in the loss of any greenfield or agricultural land.

## SUSTAINABILITY APPRAISAL REPORT

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 Cwm Glo & Glyndyrys SINCs. 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	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 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	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 contains mature vegetation and is in a prominent location. As such, further assessment is considered necessary.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 32  
**LDP Policy Ref.** SW3.11  
**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 is located within reasonable walking distance of 6 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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. 0.23 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.	++	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 brownfield land and will not result in the loss of best and most versatile agricultural land.

## SUSTAINABILITY APPRAISAL REPORT

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 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 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.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 35  
**LDP Policy Ref.** SW3.10  
**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, services and school in Pant.
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 of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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. 1.15 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.	++	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 brownfield land and will not result in the loss of best and most versatile agricultural land.

## SUSTAINABILITY APPRAISAL REPORT

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	An open water-course exists within the site, however this could be culverted.
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 brownfield land.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 36  
**LDP Policy Ref.** EcW1.4  
**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, due to the edge of settlement location. 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 of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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.	++	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 land and will not result in the loss of best and most versatile agricultural land.

## SUSTAINABILITY APPRAISAL REPORT

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.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 43  
**LDP Policy Ref.** SW3.14  
**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 site is within 800m of a primary 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 is located within reasonable walking distance of 6 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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 230pprox.. 1.54 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.	++	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.	0	The site is not in within any locally or nationally designated biodiversity areas. Development at the site is not likely to have negative effects on any nationally or locally designated biodiversity.

## SUSTAINABILITY APPRAISAL REPORT

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.

**Candidate**  
**Site Ref.** 44  
**LDP Policy Ref.** SW3.26  
**Site** Colliery Site, Merthyr Vale, Aberfan  
**Ward** Merthyr Vale  
 Reclaimed Site (Former  
**Current** 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	

## SUSTAINABILITY APPRAISAL REPORT

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.

## SUSTAINABILITY APPRAISAL REPORT

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	Development 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.	?	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 defence 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.

SUSTAINABILITY APPRAISAL REPORT

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.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 48  
**LDP Policy Ref.** SW3.28  
**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 & services 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 is located within reasonable walking distance of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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. 0.34 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, & within 100m of a cycle 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.

## SUSTAINABILITY APPRAISAL REPORT

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.	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 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.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 49, 50, 51, 54 and 57  
**LDP Policy Ref.** CW2  
**Site** Cyfarthfa Heritage Area  
**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 is located within reasonable walking distance of 4 typologies of open space (as specified & identified the Open Space Strategy). It is proposed for protection as a heritage area, which is likely to result in its retention and improvement.

## SUSTAINABILITY APPRAISAL REPORT

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.

## SUSTAINABILITY APPRAISAL REPORT

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 SINC. 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 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. Therefore, there will be no loss of any greenfield
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 partially within an 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.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 52  
**LDP Policy Ref.** SW3.16  
**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 of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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 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.

## SUSTAINABILITY APPRAISAL REPORT

12	To maintain and enhance biodiversity and ecosystem connectivity.	0	No SINCs are in close proximity to the site. Developments at the site is not likely to contributes 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.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 59  
**LDP Policy Ref.** SW3.17  
**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 of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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. 2.24 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.	++	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.

## SUSTAINABILITY APPRAISAL REPORT

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.

**Candidate**  
**Site Ref.** 76  
**LDP Policy Ref.** EcW1.5  
**Site** Land south of Merthyr Tydfil Industrial Park  
**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.

## SUSTAINABILITY APPRAISAL REPORT

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.	++	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.

## SUSTAINABILITY APPRAISAL REPORT

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, & is not part of an SLA, however it is greenfield and so an element of uncertainty exists until more detailed lower level assessments have been carried out.

**Candidate**  
**Site Ref.** 80, 82 (part), 84  
**LDP Policy Ref.** SW3.24  
**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 of 6 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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 0.78 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.

## SUSTAINABILITY APPRAISAL REPORT

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.

**Candidate  
Site Ref.** 83 and 89

**LDP Policy**
**Ref.** SW3.23

**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 of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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.

## SUSTAINABILITY APPRAISAL REPORT

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 would regenerate PDL that is currently having a minor negative effect on the townscape.

**Candidate**  
**Site Ref.** 88  
**LDP Policy Ref.** SW3.19  
**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 Twynyrodyn. 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 of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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 5.75Ha.

## SUSTAINABILITY APPRAISAL REPORT

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.	++	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.	0	Development 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.

## SUSTAINABILITY APPRAISAL REPORT

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.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 90  
**LDP Policy Ref.** SW3.22  
**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 Twynrodyn/Penyrd 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 Twynrodyn/Penyrd. 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 of 6 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution. An area of open space, as identified by the OSS, is within the site, therefore a net loss of open space could result from the development of the site. There is an element of uncertainty, most likely until lower level assessments have been carried out through planning applications.

## SUSTAINABILITY APPRAISAL REPORT

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 2.42 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.	++	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.

## SUSTAINABILITY APPRAISAL REPORT

12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Development 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.

SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 91  
**LDP Policy Ref.** SW12.2  
**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 of 7 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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.	++	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 mainly brownfield and will not result in the loss of any greenfield or agricultural land.

## SUSTAINABILITY APPRAISAL REPORT

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.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 95  
**LDP Policy Ref.** SW3.32  
**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 is located within reasonable walking distance of 8 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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 0.93Ha.

## SUSTAINABILITY APPRAISAL REPORT

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	Development 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.

## SUSTAINABILITY APPRAISAL REPORT

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.

Candidate  
Site Ref. 96

**LDP Policy**
**Ref.** SW3.34

**Site** Twynygarreg / Oaklands, Treharris

**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 of 5 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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 area of the site is 2.8Ha.

## SUSTAINABILITY APPRAISAL REPORT

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.
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 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.

## SUSTAINABILITY APPRAISAL REPORT

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.

**Candidate**  
**Site Ref.** 97  
**LDP Policy Ref.** SW3.33  
**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 is located within reasonable walking distance of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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 1.4Ha.
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.

## SUSTAINABILITY APPRAISAL REPORT

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.

**Candidate Site Ref.** 104 (including sites 30, 70, 71, 72, 73, 74 and 75)  
**LDP Policy Ref.** SW6, SW3.1 and EcW1.1  
**Site** Hoover Strategic Regeneration Area  
**Ward** Cyfarthfa, Plymouth  
**Current** Former Industrial / Mixed  
**Proposed** Regeneration Area  
**Co-ords** 305355, 204647

	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 either within 800m of the services and facilities of either Merthyr Tydfil town centre, Merthyr Tydfil Leisure Village, Triangle Business Park, and/or the local services of Twynroddyn, Mardy, Abercarnid & Pentrebach.
2	To maintain and enhance community and settlement identities.	+	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, Abercarnid & Pentrebach, and would provide opportunities for these areas 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 option are located within reasonable walking distance to 5 open space typologies (as specified in the Open Space Strategy) & has the potential to deliver significant new provision. The site also contains areas of open space & green leisure corridors as identified in the OSS.

## SUSTAINABILITY APPRAISAL REPORT

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 (approx. 52.1Ha), 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. Redevelopment at the Strategic Site could incorporate energy efficiency or renewable energy technology although much will depend on what is viable to deliver. Therefore, it remains unclear whether development will 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 (approx. 52.1 Ha) , more detailed surveys and assessments are considered necessary.

## SUSTAINABILITY APPRAISAL REPORT

12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Parts of the site are within the Afon Taf & Abercanaid Fields SINCs, as well as containing TPOs and ancient woodland. Development at the site has the potential for negative effects on sites designated as being of local importance. Mitigation is likely to be possible, therefore there is potential for a residual neutral effect.
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 NRW/EA guidance). Due to the size of the site, development could avoid these areas and physical mitigation may be possible. In addition, a significant part of the regeneration area is located outside zone C2. 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.	?	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. Redevelopment at the Strategic Site has the potential to implement new landscaping schemes that could improve the existing situation. The site is not within a proposed SLA. However, the site is partly greenfield land and contains mature vegetation. As such, further assessment is considered necessary.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 105  
**LDP Policy Ref.** SW3.27  
**Site** Walters Terrace, Aberfan  
**Ward** Merthyr Vale  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 307161, 199819

	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 & services in Aberfan.
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 is located within reasonable walking distance of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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. 0.9 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 site is within reasonable walking distance to bus stops (400m) with a frequent service, within 800m of a train station, and within 100m of a cycle 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 brownfield land and will not result in the loss of best and most versatile agricultural land.

## SUSTAINABILITY APPRAISAL REPORT

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.
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 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.	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.	+	Development would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 106  
**LDP Policy Ref.** SW3.7  
**Site** Winchfawr  
**Ward** Cyfarthfa  
**Current** Vacant land & dwelling  
**Proposed** Residential  
**Co-ords** 302552, 206232

	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 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.	+	The site is located within the existing settlement boundary & adjacent to the settlement of Heolgerrig. 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 of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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. 3.13 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 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 adjacent to the Winchfawr West SINC but is separated by a highway. 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.

## SUSTAINABILITY APPRAISAL REPORT

13	To minimise the demand for water and improve the water environment.	0	There are no water-bodies or water-courses within the site, 3 are 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.	+	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 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, 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 and is in a prominent location. As such, further assessment is considered necessary.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 107  
**LDP Policy Ref.** SW3.6  
**Site** Beacon Heights  
**Ward** Cyfarthfa  
 Residential development site & vacant  
**Current** land  
**Proposed** Residential  
**Co-ords** 301837, 207151

	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 Castle Park 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.	+	Parts of the site are located within reasonable walking distance of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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). The site measures approx. 5.9 hectares. However, as the site has been partially developed, the remainder of the site is able to deliver less than 50 dwellings & therefore has some potential to deliver a mix & range of dwelling types & tenures.

## SUSTAINABILITY APPRAISAL REPORT

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 reasonable walking distance (100m) without impediment to an active travel or a key pedestrian or cycling route, & within 400m of a bus stop with a frequent service. . 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 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 adjacent to the Winchfawr West & Coed Meurig Pastures SINC. 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, 3 are 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.

## SUSTAINABILITY APPRAISAL REPORT

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 (intermediately susceptible according to EA guidance)
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	The site is adjacent to a Scheduled Ancient Monument. 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 Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	Development would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 108  
**LDP Policy Ref.** SW3.8  
**Site** Land south of Castle Park  
**Ward** Cyfarthfa  
**Current** Vacant land & farm  
**Proposed** Residential  
**Co-ords** 302073, 206628

	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 Castle Park 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.	+	Parts of the site are located within reasonable walking distance of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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.

## SUSTAINABILITY APPRAISAL REPORT

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 reasonable walking distance (100m) without impediment to an active travel or a key pedestrian or cycling route, & within 400m of a bus stop with a frequent service. 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.	0	The site is adjacent to the Winchfawr West SINC. 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, 3 are 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.

## SUSTAINABILITY APPRAISAL REPORT

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 (intermediately susceptible according to EA guidance)
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 a Scheduled Ancient Monument. 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 Gynradd Gymraeg Santes Tudful).
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 the majority of the site is outside the existing settlement boundary. Potential for major residual negative effect. Mitigation through good design is likely.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 109  
**LDP Policy Ref.** SW3.15  
 Goetre Primary School & Gurnos  
**Site** Nursery  
**Ward** Gurnos  
**Current** Primary School & Nursery  
**Proposed** Residential  
**Co-ords** 304464, 207841

	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, services, schools & hospital of Gurnos.
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 Gurnos. Development would 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 is located within reasonable walking distance of 5 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution. Part of the site (to the west) is identified as an open space in the OSS. Therefore a net loss of open space could result from the development of the site. There is an element of uncertainty, most likely until lower level assessments have been carried out through planning applications.

## SUSTAINABILITY APPRAISAL REPORT

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. 3.82 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.	++	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	The site is adjacent to the Cyfarthfa Park SINC, however, it is not within any locally or nationally designated biodiversity areas. Development at the site is not likely to have negative effects on any nationally or locally designated biodiversity.

## SUSTAINABILITY APPRAISAL REPORT

13	To minimise the demand for water and improve the water environment.	0	No water-bodies are 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.	0	The site option is not located within an area of flood risk. Some parts of the site are located within areas at risk of surface water flooding (high, medium & less susceptibility). 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 majority of the 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.	-	The site is directly adjacent to the Historic Park & Garden of Cyfarthfa Park & the Cyfarthfa Conservation Area. Development has the potential for a residual minor negative effect on a Conservation Area & 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 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 an SLA, however it is adjacent to the Cyfarthfa Park & Heritage Area SLA. It is also adjacent to the Historic Park & Garden of Cyfarthfa Park & the Cyfarthfa Conservation Area. As such, further assessment is considered necessary.

## Candidate

Site Ref. 110 (amalgamation of sites 33 and 79)

## SUSTAINABILITY APPRAISAL REPORT

## LDP Policy

**Ref.** EcW1.3  
**Site** Goat Mill Road  
**Ward** Dowlais  
**Current** Vacant land  
**Proposed** Industrial/Employment Uses  
**Co-ords** 306161, 206856

	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 due to the edge of settlement location.
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 of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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.	-	Parts of the site are 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.	++	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 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.

## SUSTAINABILITY APPRAISAL REPORT

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.	+	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.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 111  
**LDP Policy Ref.** SW3.2  
**Site** Sweetwater Park, Trefechan  
**Ward** Vaynor  
**Current** Residential Development Site  
**Proposed** Residential  
**Co-ords** 303432, 209270

	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 nursery & limited local services & facilities at Trefechan.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and adjacent to the settlement of Trefechan. Development, or the 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 of 1 typology of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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. 0.47 hectares.

## SUSTAINABILITY APPRAISAL REPORT

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.	++	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.	-	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.

## SUSTAINABILITY APPRAISAL REPORT

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.	+	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.	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. 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.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 112  
**LDP Policy Ref.** SW3.9  
**Site** Cyfarthfa Mews, Swansea Road  
**Ward** Cyfarthfa  
**Current** Residential Development Site  
**Proposed** Residential  
**Co-ords** 302723, 206983

	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 limited local services & primary school at Gellideg. All other services & facilities are over 800m away.
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 (LSOA10001292: Cyfarthfa 2) 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 of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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. 1.2 hectares.

## SUSTAINABILITY APPRAISAL REPORT

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 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 or contributes 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	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.

## SUSTAINABILITY APPRAISAL REPORT

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.	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.	+	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.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 113  
**LDP Policy Ref.** SW3.12  
**Site** St Johns Church, Dowlais  
**Ward** Dowlais  
**Current** Former church  
**Proposed** Residential  
**Co-ords** 306646, 207854

	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 is located within reasonable walking distance of 5 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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.	++	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.

## SUSTAINABILITY APPRAISAL REPORT

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 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.	+	The site is located within the Dowlais Conservation Area, has a large Listed Building within it (which is the primary element of development) and a number of Listed Buildings are located in close proximity to it. Development at the site option has the potential for minor positive effects as it brings back into use an unused Listed Building & subsequently has the potential for a minor positive effect on the 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 remove an eyesore, or enhance the landscape and/or would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 114  
**LDP Policy Ref.** SW3.13  
**Site** Victoria House, Dowlais  
**Ward** Dowlais  
**Current** Former care home  
**Proposed** Residential  
**Co-ords** 306461, 207934

	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 & services 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 is located within reasonable walking distance of 5 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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. 0.24 hectares.

## SUSTAINABILITY APPRAISAL REPORT

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.	++	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 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 are water-bodies are within the site or in close proximity to it.

## SUSTAINABILITY APPRAISAL REPORT

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	Development at the site option will have no significant effect. No designated heritage assets are within the influence of the proposed development.
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 remove an eyesore, or enhance the landscape and/or would regenerate PDL that is currently having a minor negative effect on the landscape/ townscape.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 115  
**LDP Policy Ref.** SW3.18  
**Site** St Peter & Paul Church, Abercanaid  
**Ward** Plymouth  
**Current** Former church  
**Proposed** Residential  
**Co-ords** 305862, 203725

	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 schools and local services at Abercanaid Pentrebach, as well as the retail offering at Pentrebach Retail Park & Co-op.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary, and within 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 of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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, within 800m of a train station (Pentrebach) & 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.	++	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.

## SUSTAINABILITY APPRAISAL REPORT

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.	-	The site is adjacent to a Listed Building & a locally Listed Building. 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 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 & adjacent to existing development. 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.

**Candidate**
**Site Ref.** 116 including site 87 (in part)

**LDP Policy**
**Ref.** SW3.20

**Site** Former Mardy Hospital

**Ward** Town

**Current** Playground/Vacant land

**Proposed** Residential development site/Amenity land

**Co-ords** 305655, 205287

	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 Twynnyrobyn. 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 Twynnyrobyn & 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 of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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 3.41 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. Parts of the site are 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 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.

## SUSTAINABILITY APPRAISAL REPORT

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.	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.
15	To protect and conserve soil and safeguard mineral resources.	?	The site is partially brownfield & partially greenfield 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	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.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 117  
**LDP Policy Ref.** SW3.25  
**Site** Sandbrook Place, Twynyrodyn  
**Ward** Town  
**Current** Residential Development Site  
**Proposed** Residential  
**Co-ords** 305314, 206095

	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 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 of 5 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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 1.12 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.

## SUSTAINABILITY APPRAISAL REPORT

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 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 townscape.	+	The site is located within the existing settlement boundary and within an existing settlement. 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.

**Site Ref.** 118  
**LDP Policy Ref.** SW3.31  
**Site** Cwmfelin, Bedlinog  
**Ward** Bedlinog  
**Current** Vacant land  
**Proposed** Residential  
**Co-ords** 309660, 200822

	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 adjacent to the village of Bedlinog. The village itself is in a relatively isolated location, being separated from both the main settlement of Merthyr Tydfil and the nearer settlement of Treharris/Trelewis. The a primary school, GP surgery, post office and local shops are located within 800m of the site, however other services/facilities are located further away.
2	To maintain and enhance community and settlement identities.	++	Development would support the character and identity of a community area experiencing Multiple Deprivation (LSOA - W10001289: Bedlinog 1) by enabling it to grow sustainably. The site is located within 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 is located within reasonable walking distance of 2 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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. 3.57hectares.
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.	++	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 partially 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 the Cwmfelin Slopes 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 or in close proximity to the site, however, given its large size, further assessment is considered necessary.

## SUSTAINABILITY APPRAISAL REPORT

14	To minimise the risk of flooding.	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 with the potential for a residual neutral effect.
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.	-	The site is partially within the Cwmfelin Conservation Area. 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 settlement boundary & within the existing settlement of Bedlinog. Given the size of the site, further assessments are considered necessary.

## SUSTAINABILITY APPRAISAL REPORT

**Candidate**  
**Site Ref.** 119 (including site 17)  
**LDP Policy Ref.** SW3.4  
**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 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 area experiencing Multiple Deprivation 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 is located within reasonable walking distance of 5 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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 (approx. 50 dwellings or more) & therefore has the potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 2.76 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 SINC. Additionally, the site contains mature vegetation and so further surveys may be required.

## SUSTAINABILITY APPRAISAL REPORT

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. As such, further assessment is considered necessary.

## SUSTAINABILITY APPRAISAL REPORT

**Site Ref.** 120 (including Candidate Site 5)  
**LDP Policy Ref.** SW3.29  
**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.	-	Parts of the site are within reasonable walking distance (over 800m) of the local shops & services of Trelewis & Trelewis Primary School.
2	To maintain and enhance community and settlement identities.	+	Although the site would extend the settlement of Trelewis 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.	+	The site is located within reasonable walking distance of 5 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
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. 12.73 hectares.

## SUSTAINABILITY APPRAISAL REPORT

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 a bus stop with a frequent service (400m). The site is not within reasonable walking distance to a train station (800m), 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.	?	Parts of the site are 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.

## SUSTAINABILITY APPRAISAL REPORT

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 (less & 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. Part 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. A number of non-designated heritage assets, as identified by GGAT, 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 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 the majority of the site is outside the existing settlement boundary. Potential for major residual negative effect. Mitigation through good design is likely.

**Site Ref.** 121 (including Candidate Site 86)  
**LDP Policy Ref.** SW3.21  
**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 of 5 typologies of open space, and parts of the site of a further 2 typologies, (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

## SUSTAINABILITY APPRAISAL REPORT

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 5.54 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.

## SUSTAINABILITY APPRAISAL REPORT

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.

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