

# The Merthyr Tydfil Replacement Local Development Plan (2016-2031): DEPOSIT PLAN – EASY READ VERSION

## What is this document?

This is an easy read version of the 'Deposit Plan' of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP for short). The Deposit Plan is the full draft Plan the Council has prepared for public consultation purposes and this document summarises the key policies and proposals in the Plan.

## What is an LDP?



An LDP is a Plan that makes sure that:

- ◆ There is enough land to build enough houses for all residents to live in up to 2031;
- ◆ There is enough land and buildings for people to work, learn and develop their skills up to 2031;

- ◆ Any new building is located away from land important for wildlife and takes account of buildings important for local history and culture;



- ◆ The County Borough is a safe and healthy place to live, enjoy, visit and return to, and
- ◆ Future generations from 2031 onwards can meet their needs.

**The Council is seeking your views on the 'Deposit' LDP**

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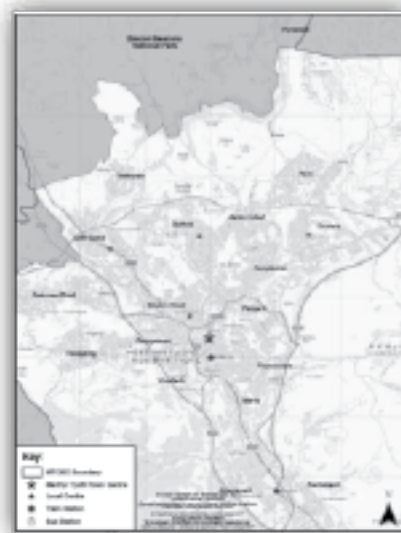
# Introduction

The Council is preparing a Replacement LDP to guide how Merthyr Tydfil should grow over the next 15 years. Once adopted, the new LDP will replace the existing LDP which currently runs until 2021 and will be used to help make decisions on planning applications.

From our research we found that we needed to find enough land to:

- ◆ Identify a range and choice of land to build at least 2,250 houses by 2031;
- ◆ Supply enough land for enough jobs in the right places;
- ◆ Make it easy as possible for people to get to work, school and other facilities such as shops and health centres;
- ◆ Improve our green spaces for people to relax and enjoy and for wildlife and nature to thrive; and
- ◆ Make the most of our important old buildings and monuments.

To make this happen we wrote a first draft of the Replacement LDP strategy called the 'Preferred Strategy'. This document set out the broad approach that the Replacement LDP intends to take and showed where we think new building should go and what land we think needs protecting up until 2031.



The 'Preferred Strategy' was the first formal document published and was supported by other reports showing all the evidence we had collected so far.

**We asked interested parties and the public to say what they thought of our Strategy and other documents in July to October 2017.**

# Results of the Consultation on the 'Preferred Strategy'



The 'Preferred Strategy' and documents were made available to the public on the Council's website, principal offices and public libraries from 14th July to 13th October 2017. Comments forms were also available, at these locations and on the Council's and Cwm Taf websites for the public to make comments.



- ◆ 41 individual respondents made a total of 232 individual representations.
- ◆ General support for the Strategy was received from statutory consultees and other respondents.
- ◆ 60 % supported the proposed 'mid growth' option and Hoover site plus small sites spatial option.
- ◆ 36 % respondents provided either an objection or a specific comment.
- ◆ Some respondents raised questions as to how the level of growth could be delivered.
- ◆ Some questioned the reliance on the number of houses proposed for the Hoover Strategic Site.
- ◆ Other comments related to the content of the Deposit Plan due to be produced.

The Council welcomed the interest shown in the 'Preferred Strategy' and the constructive comments made.

The results are shown in an 'Initial Consultation Report' (June 2018).

**All comments received have been taken into account in the next stage of preparation of the LDP.**

# What happened next?

Following the results of the consultations on the 'Preferred Strategy' the Council moved onto the next steps of the Replacement LDP process illustrated below, preparation of a 'Deposit Plan'.



\* A task to find out and report any likely major negative environmental, social and economic effects of using the Plan.

\*\* A task to find out and report any likely major effects on the environment of using the Plan.

# What is the Deposit Plan?

The overall purpose of the 'Deposit Plan' is to meet local needs over an identified timeframe by:

- ◆ Setting out aims for delivering 'sustainable development' which address the vision and key issues for the LDP;
- ◆ Setting out the estimated scale and spread of future growth in population, housing and employment;
- ◆ Setting out policies and proposals to deliver the vision and aims and
- ◆ Showing suitable sites for development.

The LDP is made of up a Written Statement document, containing the detailed development policies, site allocations, a Proposals Map illustrating the policy designations, and a Constraints Map illustrating existing environmental designations.

In particular, the 'Deposit Plan' written statement includes:

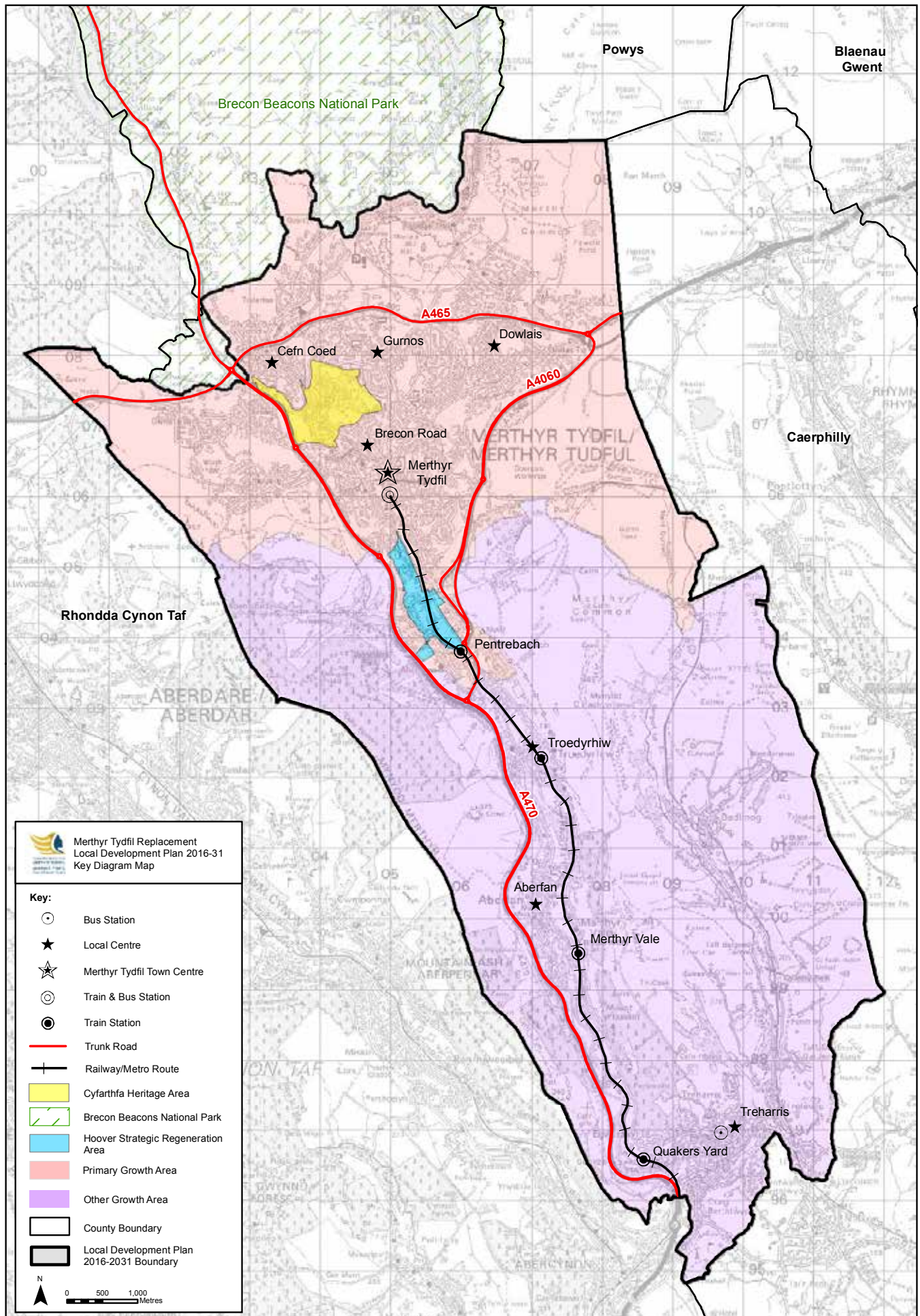
- ◆ **A Plan title** including a specified plan period: The Merthyr Tydfil County Borough Council Replacement Local Development Plan (2016-2031) Deposit Plan (June 2018);
- ◆ **An Introduction:** setting the context for the plan; issues to be looked at and aims and means of promoting sustainability;
- ◆ **Strategy:** including a vision, broad issues, key aims and objectives, policies, broad locations for building, the estimated level of change, key targets and a map of the strategy known as the 'key diagram';
- ◆ **Area-wide policies:** local broad and topic based with conditions against which planning applications will be considered;
- ◆ **Area specific policies and proposals:** for key areas of change or protection;
- ◆ **Site allocations:** showing where new building would take place or where this would be restricted;
- ◆ **Reasons:** supporting text that provides justification for and explains and guides policies;
- ◆ **Proposals and Constraints maps:** showing policies, proposals and constraints to development which affect specific areas of land; and
- ◆ **A Monitoring framework:** a set of targets and indicators to use in future annual monitoring to measure how the Plan is performing.

The 'Deposit Plan' is supported by other documents showing all the evidence needed for this stage of the LDP process.

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<sup>1</sup> Sustainable development can be defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".

# The 'Deposit Plan Key Diagram'



# What policies are included in the ‘Deposit Plan’?

The LDP contains a range of topic based policies that support the Replacement LDP aims. A full list is provided below:

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



# What are the key proposals?

The 'Deposit Plan' contains the following key proposals:

- ◆ 34 site allocations to make provision for at least 2,250 new homes by 2031 (Policy SW3);
- ◆ 70 % of housing allocations within the 'Primary Growth Area' and 30 % of housing allocations within the 'Other Growth Area';
- ◆ Identification of the Hoover Strategic Regeneration Area including proposals for 440 new homes, local convenience retail, open spaces and employment (Policy SW6);
- ◆ 5 employment site allocations totalling 35.65 hectares (see Policy EcW1).
- ◆ Renewable Energy Search Areas for solar energy and district heat networks (Policies EcW8 and EcW9);
- ◆ The identification of new Local Nature Reserves, Special Landscape Areas, and Urban Character Areas, and
- ◆ Updated Development Management policies for use when considering planning applications for new development.

# What are the site allocations?

Following a Call for Sites, which closed in November 2017, the Council released a 'Candidate Site Register' listing all of the sites submitted by anyone as part of the LDP Candidate Site process. Further sites were also accepted at the 'Preferred Strategy' consultation stage. The Candidate Site Register is available on the Councils' website.

The Council is required by national policy to ensure that all sites allocated for development in the LDP can be considered realistic and deliverable. Consequently, all submitted sites were assessed to ensure that land allocated in the 'Deposit Plan' is sustainable and suitable for development. This included gathering and assessing information from other services within the Council and external stakeholders.

The result of the assessment of all sites is shown in 'The Sites Assessment Background Paper' (June 2018) released together with the public consultation of the 'Deposit Plan'.

The 'Deposit Plan' includes all the land 'allocated' for specific land uses as shown on the LDP 'Proposals Maps'.

**If a candidate site has been successful**, it will be shown in the 'Deposit Plan' as an allocation or identified as part of a suitable alternative allocation for development purposes. If you wish to comment on these site allocation proposals you should do so in writing to the Council during the 'Deposit Plan' public consultation.

**If a candidate site has been unsuccessful** and is not identified as a specific site allocation in the 'Deposit Plan', and you wish to formally comment on this, you should also make these in writing to the Council during the 'Deposit Plan' consultation.

It should be noted that some of these sites may be included within the settlement boundary where future proposals for development could be considered against the policies of the Plan but where a specific allocation was not considered necessary.

It should also be noted that sites not recommended for allocation may need to be reconsidered in the future where new evidence regarding site deliverability or local development need arise.

# What are the Supporting Documents?

The background documents prepared to inform the Replacement LDP are listed below. These provide the evidence base or additional justification required for policies and allocations in the Plan. A Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) Screening Report also form part of the public consultation. The SA is required to be produced by regulation to assess the likely sustainability outcomes of the LDP and to inform Plan preparation. The HRA Screening Report identifies that there is unlikely to be any significant impact on protected 'European Sites' that are located beyond the County Borough (i.e. statutory nature conservation designations of international importance).

## **Other Consultation Documents:**

- ◆ Deposit Plan Sustainability Appraisal (SA) Report June 2018
- ◆ Deposit Plan Habitats Regulations Assessment (HRA) Screening Report June 2018
- ◆ LDP Initial Consultation Report June 2018

## **Site Allocations:**

- ◆ Site Assessment - background paper June 2018
- ◆ Hoover Strategic Regeneration Area - Framework Masterplan June 2018

## **Housing:**

- ◆ Population and Housing Requirements - background paper June 2017
- ◆ Merthyr Tydfil Local Housing Market Assessment - 2014
- ◆ Housing Land Supply and Trajectory - background paper June 2018
- ◆ Viability Assessment: Local Development Plan / Community Infrastructure Levy June 2018
- ◆ Affordable Housing - background paper June 2018
- ◆ Gypsy and Traveller Accommodation Assessment - Approved 2016
- ◆ Gypsy and Traveller Accommodation Assessment - 2018 Update

## **Employment, Retail, Flooding and Transport:**

- ◆ Merthyr Tydfil Employment Land Review June 2018
- ◆ Merthyr Tydfil Retail Study and Commercial Leisure Study June 2017
- ◆ Merthyr Tydfil Proposed New Bus Station Flood Consequence Assessment May 2016
- ◆ Merthyr Tydfil Strategic Flood Consequence Assessment (SFCA) June 2018
- ◆ South East Wales Valleys Local Transport Plan January 2015

### **Renewable Energy, Minerals and Waste:**

- ◆ Heads of the Valley Smaller Scale Wind Turbine Development Landscape Sensitivity and Capacity Study April 2015
- ◆ Merthyr Tydfil Renewable Energy Assessment Report 2017 and June 2018 Addendum
- ◆ Minerals Planning - background paper June 2018
- ◆ South Wales Regional Aggregates Working Party - Regional Technical Statement 1st Review inc. Appendix B August 2014
- ◆ South Wales Regional Aggregates Working Party – Annual Report 2016
- ◆ Waste Planning - background paper June 2018

### **Built and Natural Heritage:**

- ◆ Merthyr Tydfil Archaeology and Archaeologically Sensitive Areas background paper 2017
- ◆ Merthyr Tydfil: Understanding Urban Character 2015
- ◆ Review of Green Wedges - background paper June 2018
- ◆ Special Landscape Areas - background paper June 2018
- ◆ Sites of Importance for Nature Conservation - background paper June 2018
- ◆ Open Space Strategy and Action Plans June 2016
- ◆ South Wales Regionally Important Geological Sites (RIGS) Audit March 2012

### **Adopted Plan and Preferred Strategy Stage:**

- ◆ Merthyr Tydfil Local Development Plan (2006 – 2021), adopted 2011
- ◆ Merthyr Tydfil Local Development Plan (2006 – 2021) Review Report April 2016
- ◆ Merthyr Tydfil Replacement LDP (2016-2031) Preferred Strategy June 2017
- ◆ Replacement LDP (Pre Deposit) Initial Sustainability Appraisal Report June 2017
- ◆ Preferred Strategy Habitats Regulations Assessment (HRA) Screening Report June 2017

# What happens now?



A 6-week public consultation will take place on the 'Deposit Plan' from **30th July until 10th September 2018**. This will give the public and other interested parties an opportunity to submit their views in writing to the Council. All duly made representations received during the public consultation will be recorded and considered by the Council.



The 'Deposit' Plan and supporting documents will be available to view on the Councils' websites, at public local libraries and each of the Council's principal offices. The Council will also hold a series of public 'drop-in' events at strategic locations across the Plan area.

# What happens now?

**Submission and Examination:** After consulting on the 'Deposit Plan', the Council will consider all duly made representations and will prepare an updated Consultation Report. This will include consideration of the need for any minor 'focused changes' to the Plan that are considered necessary for 'soundness'.

Following Council approval, the LDP, along with the Sustainability Appraisal Report, the LDP Consultation Report and all other supporting documents, will be 'submitted' to Welsh Government and the Planning Inspectorate. This is anticipated to take place in January 2019.



At this stage, an independent Inspector will be appointed and the formal Examination in Public will commence. The Inspector will have access to representations submitted during the 'Deposit Plan' public consultation exercise. Where a representor has requested to do so, the Inspector may invite respondents to speak about their representation at public topic based 'hearing sessions'.

The examination will determine whether the plan is 'sound', by meeting all the following **tests of soundness** set by Welsh Government:

1. Does the plan fit? (I.e. is it clear that the LDP is consistent with other plans?);
2. Is the plan appropriate? (I.e. is the plan appropriate for the area in the light of the evidence?); and
3. Will the plan deliver? (I.e. is it likely to be effective?).



**Inspector's Report and Adoption:** The Inspector will produce a binding report that will identify any changes to be made to Plan. Within 8 weeks of receiving the Inspector's Report, the Council will adopt the Replacement Plan as amended by the Inspector. The Replacement LDP will then be used to make decisions on planning applications.

# Want to know more?

If you require further information or would like to look at any of the 'Deposit Plan' documents please:



Visit our website: [www.methyr.gov.uk/ReplacementLDP](http://www.methyr.gov.uk/ReplacementLDP)



Or visit one of the following centres:

- ◆ Council Offices, Civic Centre, Castle Street, Merthyr Tydfil,
- ◆ Council Offices, Unit 5, Triangle Business Park, Pentrebach, Merthyr Tydfil;
- ◆ Merthyr Tydfil Central Library, High Street, Merthyr Tydfil;
- ◆ Dowlais Library, Church Street, Dowlais, Merthyr Tydfil;
- ◆ Treharris Library, Perrott Street, Treharris, Merthyr Tydfil;
- ◆ Aberfan Community Library, Pantglas Road, Aberfan, Merthyr Tydfil and
- ◆ Rhydycar Library Hub, Merthyr Tydfil Leisure Centre, Merthyr Tydfil

# Want to share your views?

Please fill in our comment form and return these to the Council using the postal or email addresses below. Comment forms must be received by the Council by **Monday 10th September 2018**.

Comment forms will be available from the above locations or can be downloaded from:



The Council website [www.merthyr.gov.uk/ReplacementLDP](http://www.merthyr.gov.uk/ReplacementLDP)



The Planning Policy Team  
Merthyr Tydfil County Borough Council  
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