

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

**Cynllun Adnau - Datganiad Ysgrifenedig  
(Fel y'u diwygiwyd gan y Newidiadau Canolbwytiedig)**

**Deposit Plan - Written Statement  
(as amended by the Focused Changes)**

**Rhagfyr 2018 | December 2018**



Cyngor Bwrdeistref Sirol  
**MERTHYR TUDFUL**  
**MERTHYR TYDFIL**  
County Borough Council

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

#### **Rhagair**

Rwyf yn falch o gyflwyno ein Cynllun Datblygu Lleol 'Adnau' ar gyfer datblygu Bwrdeistref Sirol Merthyr Tudful hyd at 2031.

Mae'r ddogfen hon yn adeiladu ar y 'Strategaeth a Ffafrir' a'r ymgynghoriad cyhoeddus Cyn-adnau a ymgwymerwyd ac mae'n darparu'r drafft llawn o'r Cynllun Datblygu Lleol a fydd yn llywio'r datblygiad o'r ardal. Uwchlaw popeth, mae'r Cynllun Datblygu Lleol yn ymwneud â phobl. Mae pob elfen yn ceisio gwella ein bywydau ac yn hyrwyddo ein nodau llesiant.

Dyna pam ein bod ni'n ceisio mynd ati i ddeall ein cymunedau<sup>1</sup>, a thrwy gyfres o gyfarfodydd gweithgorau Asesu Llesiant, wedi adeiladu consensws o ran datblygu'r Cynllun hwn.

Mae ymdrech ar y cyd yn ofynnol i sicrhau bod ein Cyngor Bwrdeistref yn denu buddsoddiad ac yn parhau i fod yn lle deniadol ble mae pobl am fyw ynddo ac yn falch ohono. Mae denu a chadw poblogaeth yn ganlyniad i gael pethau eraill yn gywir.

Rydym yn cydnabod pwysigrwydd darparu gwasanaethau cyhoeddus hygrych ac o ansawdd, ac yn hynny o beth, rydym yn ymdrechu at welliant parhaus â'n partneriaid<sup>2</sup>.

Dros gyfnod y cynllun rhaid i ni wneud y mwyaf o'r cyfleoedd a gyflwynwyd gan y 'Fargen Ddinesig' oddi fewn i gyd-destun Dinas Rhanbarth Caerdydd. Yn benodol, bydd ein cysylltiadau trafnidiaeth yn cael eu gwella gan 'Metro de Cymru', deuoli'r A465 a datblygu llwybrau 'Teithio Actif'.

Mae hyn oll yn gofyn am ganolbwyntio ar gyflenwi ac adeiladu ar welliannau 'sy'n ennill gwobrau' a wnaed dros y blynyddoedd diweddar.

Edrychaf ymlaen at ein dyfodol ag optimistiaeth. Nid yw strategaeth a pholisi ar eu pen eu hunain yn arwain at newid a bydd ein hymdrech ar y cyd yn pennu llwyddiant ein Bwrdeistref Sirol yn y dyfodol.

Gobeithiaf y byddwch yn treulio peth amser i ystyried a chynnig sylwadau am ein 'Cynllun Adnau' ar gyfer datblygiad Merthyr Tudful hyd at 2031. Caiff yr holl sylwadau a dderbynnir eu hystyried gan y Cyngor cyn bod y Cynllun yn cael ei gyflwyno ar gyfer Archwiliad annibynnol.

Y Cyngorydd Kevin O'Neill,      Arweinydd y Cyngor

<sup>1</sup> Deall ein Cymunedau – Ymgynghoriad Asesu Llesian: Adroddiad Dadansoddol Cryno

<sup>2</sup> Adroddiad Gwelliant Blynyddol 2016-17 Cyngor Bwrdeistref Sirol Merthyr Tudful

### **Foreword**

I am pleased to present our replacement 'Deposit' Local Development Plan for the development of Merthyr Tydfil County Borough up to 2031.

This document builds upon the 'Preferred Strategy' and Pre-Deposit public consultation undertaken and provides the full draft Local Development Plan that will inform the development of the area. Above all else, the Local Development Plan is about people. Each element seeks to enhance our lives and champions our well-being objectives.

That is why we set out to understand our communities<sup>3</sup>, and through a series of Wellbeing Assessment working group meetings, have built consensus in developing this Plan.

A collective effort is required to ensure our County Borough attracts investment and remains an attractive place where people want to live and are proud of. Attracting and retaining population is the result of getting other things right.

We recognise the importance of providing quality, accessible public services and, in this regard, we are striving for continuous improvement with our partners<sup>4</sup>.

Over the plan period we must maximise the opportunities presented by the 'City Deal' within the context of the Cardiff Capital Region. In particular, our transport connections will be improved by the 'South Wales Metro', the dualling of the A465 and development of 'Active Travel' routes.

All of this requires a focus on delivery, building upon the 'award winning' improvements made over recent years.

I look forward to our future with optimism. Strategy and policy alone do not bring about change and our collective effort will determine the future success of our County Borough.

I hope you will take time to consider and comment on our 'Deposit Plan' for the development of Merthyr Tydfil up to 2031. All representations received will be considered by the Council prior to the submission of the Plan for independent Examination.

Councillor Kevin O'Neill,     Leader of the Council

---

<sup>3</sup> Understanding our communities - Wellbeing Assessment Consultation: Brief analysis report

<sup>4</sup> Annual Improvement Report 2016-17 Merthyr Tydfil County Borough Council

### Contents

Section	Page number
1. Introduction	1.
2. Context and key issues	4.
3. LDP vision and objectives	8.
4. LDP Strategy	11.
5. Key Diagram	20.
<del>7</del> <b>6.</b> LDP Policies and Proposals	21.
<del>8.</del> Site Allocation Details	85.
<del>9</del> <b>7.</b> Monitoring Framework	<del>113</del> <b>96.</b>

<u>Appendices</u>		
Appendix 1	<del>Glossary and interpretation</del> <b><u>Site Allocation Details</u></b>	<del>131</del> <b><u>116</u></b>
Appendix 2	<del>List of Sites of Importance for Nature Conservation within Merthyr Tydfil County Borough</del> <b><u>Housing Trajectory and Land Supply Information</u></b>	<del>136</del> <b><u>145</u></b>
<b><u>Appendix 3</u></b>	<del>Listed Buildings and Structures in Merthyr Tydfil County Borough</del> <b><u>Glossary and Interpretation</u></b>	<del>138</del> <b><u>147</u></b>
<b><u>Appendix 4</u></b>	<b><u>List of Sites of Importance for Nature Conservation within Merthyr Tydfil County Borough</u></b>	<b><u>152</u></b>
<b><u>Appendix 5</u></b>	<b><u>Listed Buildings and Structures in Merthyr Tydfil County Borough</u></b>	<b><u>154</u></b>

## Merthyr Tydfil Replacement Local Development Plan 2016 – 2031

### DEPOSIT PLAN: WRITTEN STATEMENT

Policy No	Policy Title	Page
<i>Improving our Social Well-being</i>		
Policy SW1	Provision of New Homes	22
Policy SW2	Provision of Affordable Housing	23
Policy SW3	Sustainably Distributing New Homes	<del>24</del> <b>25</b>
Policy SW4	Settlement Boundaries	<del>27</del> <b>29</b>
Policy SW5	Affordable Housing Exception Sites	<del>29</del> <b>30</b>
Policy SW6	Hoover Strategic Regeneration Area	<del>30</del> <b>32</b>
Policy SW7	The Former Ivor Steel Works Regeneration Site	<del>31</del> <b>35</b>
Policy SW8	Gypsy, Traveller and Showpeople Accommodation	<del>32</del> <b>35</b>
Policy SW9	Planning Obligations	<del>33</del> <b>37</b>
Policy SW10	Protecting and Improving Open Spaces	<del>35</del> <b>38</b>
Policy SW11	Sustainable Design and Placemaking	<del>37</del> <b>40</b>
Policy SW12	Improving the Transport Network	<del>38</del> <b>43</b>
Policy SW13	Protecting and Improving Local Community Facilities	<del>40</del> <b>45</b>
<i>Improving our Cultural Well-being</i>		
Policy CW1	Historic Environment	<del>42</del> <b>46</b>
Policy CW2	Cyfarthfa Heritage Area	<del>46</del> <b>51</b>
<i>Improving our Environmental Well-being</i>		
Policy EnW1	Nature Conservation and Ecosystem Resilience	<del>48</del> <b>53</b>
Policy EnW2	Nationally Protected Sites and Species	<del>50</del> <b>55</b>
Policy EnW3	Regionally Important Geological Sites, Sites of Importance for Nature Conservation and Priority Habitats and Species	<del>51</del> <b>57</b>
Policy EnW4	Environmental Protection	<del>52</del> <b>59</b>
Policy EnW5	Landscape Protection	<del>54</del> <b>61</b>
<i>Improving our Economic Well-being</i>		
Policy EcW1	Provision of Employment Land	<del>58</del> <b>65</b>
Policy EcW2	Protecting Employment Sites	<del>59</del> <b>66</b>
Policy EcW3	Retail Hierarchy – Supporting Retailing Provision	<del>62</del> <b>69</b>
Policy EcW4	Retail Allocation	<del>64</del> <b>71</b>
Policy EcW5	Town and Local Centre Development	<del>65</del> <b>72</b>
Policy EcW6	Out-of-Town Retailing Areas	<del>67</del> <b>74</b>
Policy EcW7	Tourism, Leisure and Recreation Development	<del>68</del> <b>75</b>
Policy EcW8	Renewable Energy	<del>71</del> <b>78</b>
Policy EcW9	District Heating	<del>74</del> <b>83</b>
Policy EcW10	Sustainably Supplying Minerals	<del>77</del> <b>86</b>
Policy EcW11	Minerals Development	<del>78</del> <b>88</b>
Policy EcW12	Minerals Buffer Zones	<del>80</del> <b>89</b>
Policy EcW13	Minerals Safeguarding	<del>81</del> <b>90</b>
Policy EcW14	Waste Facilities	<del>83</del> <b>92</b>

### 1. Introduction

- 1.1 The built environment affects us all. The planning, design, management and maintenance of the built environment and its interaction with the natural environment, has a long-term impact upon people and communities. It is widely acknowledged that our quality of life, prosperity, health and wellbeing are heavily influenced by the 'place' in which we live or work.
- 1.2 Ensuring new developments are suitable and sustainable for the long-term is important. This is, however, only one part of the solution; the vast majority of the buildings and infrastructure that will exist in 30 years have already been built. The management, adaptation and utilisation of the existing built environment is also, therefore, of great importance.
- 1.3 Merthyr Tydfil County Borough Council (The Council) plays a key role in planning for, developing, and managing the built environment. The Council is responsible for developing and keeping up-to-date the Local Development Plan (LDP), which sets out planning policies and allocates sites for different types of development. The Council is also responsible for development control which involves the processing and determination of planning applications.
- 1.4 Whilst the Council plays a key role in shaping priorities and developments within the County Borough, this work is undertaken within the framework set by Planning Policy Wales<sup>5</sup> and accompanying Technical Advice Notes. Furthermore, the Council must work with, and respond to, various other agencies, funders and decision makers to implement proposals. As such, the built environment is a product of national and local priorities and policies.
- 1.5 The review of the 2006-2021 Adopted LDP<sup>6</sup> found that whilst many aspects of the LDP<sup>7</sup> were functioning effectively, the plan's development strategy, which underpins the LDP, was not being delivered effectively and that both the level and spatial distribution of growth needs to be reconsidered to determine the most appropriate approach up to 2031.
- 1.6 The development strategy for the 2006-2021 LDP was for an 'Enhanced Growth Strategy' based on an ambitious level of growth for both housing and employment. In terms of housing, the rate of housebuilding has not met the

---

<sup>5</sup> Planning Policy Wales (Edition 9, 2016).

<sup>6</sup> Merthyr Tydfil Local Development Plan 2006-2021 Review Report April 2016.

<sup>7</sup> Merthyr Tydfil Local Development Plan 2006-2021.

needs of the LDP's strategy and, as a consequence, the Council was unable to demonstrate a 5 year housing land supply, a key planning policy requirement of the Welsh Government.

- 1.7 Additionally, contextual changes, such as the introduction of the Wellbeing of Future Generations (Wales) Act 2015, updates to Planning Policy Wales and changes to the evidence base indicate that certain policies and allocations within the LDP need to be revised and that the LDP's Vision, Primary Aim and Objectives should also be reconsidered.
- 1.8 Following the recommendation of the Review Report, in August 2016 the Council entered into a 'Delivery Agreement'<sup>8</sup> with the Welsh Government for the preparation of a replacement LDP.
- 1.9 Agreeing the Preferred Strategy was the first formal stage in preparing the Replacement LDP. The Strategy provides direction for the development and use of land until 2031, meeting the aims of the Well-being of Future Generations (Wales) Act 2015, by contributing to improving the economic, social, environmental and cultural well-being of Wales as part of promoting sustainable development. The Council consulted on the Preferred Strategy from 14th July to 6th October 2017 and has considered the comments received in preparing the Deposit Plan.
- 1.10 To help identify key issues for the Replacement LDP, an integrated approach to community involvement has been undertaken, which also informs the 'Cwm Taf Local Wellbeing Plan'<sup>9</sup>. The evidence gathered from this involvement demonstrates the complexity of issues, and identifies overlapping themes.
- 1.11 The 'Deposit Plan' consists of a Written Statement, Proposals Map and Constraints Map dated June 2018. The Written Statement sets out local planning policies, land use allocations and associated justification. It also contains a monitoring framework. The Proposals Map illustrates the land use allocations and planning designations proposed in the Plan. The Constraints Map illustrates existing identified environmental designations and other physical constraints. It should be noted that the Constraints Map is correct at the time of publication and is for indicative purposes. Detailed development proposals should be informed by up-to-date constraints information from the

---

<sup>8</sup> Replacement Merthyr Tydfil Local Development Plan 2016 – 2031 Delivery Agreement, August 2016.

<sup>9</sup> Understanding our communities, Wellbeing Assessment Consultation: Brief analysis report.

responsible designating authority such as Natural Resources Wales, Welsh Government or Cadw.

- 1.12 Many of the Plan's objectives and policies are cross cutting and interrelated. The Plan should be considered as a whole and in combination with national planning policy contained within Planning Policy Wales<sup>10</sup>, ~~and~~ Technical Advice Notes<sup>11</sup> **and Mineral Technical Advice Notes. (FC1)**
- 1.13 As a whole, the document explains how the Council proposes to respond to the identified issues and evidenced needs and how it will protect and respect the environment. Amongst other land use needs, this includes how the Plan makes provision to meet the identified residential requirement of 2,250 and will seek the regeneration of local communities. Development of the Plan has been informed by a 'Sustainability Appraisal', extensive work undertaken in building an evidence base and issues emerging from involvement and dialogue with a wide range of bodies and individuals.
- 1.14 Once the Replacement LDP (2016-2031) is adopted, it will form part of the statutory development plan for the area and will replace the existing LDP (2006-2021), adopted in May 2011.

---

<sup>10</sup> Planning Policy Wales (Edition 9, November 2016)

<sup>11</sup> Technical Advice Notes 1 – 24 (Excluding 9, 17 & 22 which are no longer in force)

**12 Mineral Technical Advice Notes 1 and 2 (FC1)**



### 2. Context and Key Issues

- 2.1 This section provides a short contextual summary of the County Borough and identifies some of the key issues which have informed the Plan.

#### **Context**

- 2.2 Located in the Heads of the Valleys, within the Cardiff Capital Region, Merthyr Tydfil County Borough is the smallest Welsh local authority, with a population of 59,325<sup>12</sup> and an area of approximately 11,000 ha of which 2,300 ha lies within the Brecon Beacons National Park.
- 2.3 Neighbouring Local Authorities are Rhondda Cynon Taff County Borough Council (west and south-west), Caerphilly County Borough Council (east and south-east) and Powys County Council (north).
- 2.4 Merthyr Tydfil is strategically located at the centre of the Heads of the Valleys geographic and economic region to the north of the 'Cardiff Capital Region'. As such, Merthyr Tydfil is identified as a 'Primary Key Settlement' in the Wales Spatial Plan<sup>13</sup> and 'Turning Heads - A Strategy for the Heads of the Valleys 2020'<sup>14</sup>.
- 2.5 The A470 (north-south) and A465 (east-west) meet to the north-west of Merthyr Tydfil and are the County Borough's major roads. They are connected to the eastern side of Merthyr Tydfil by the A4060. This is reflected by good public transport infrastructure including a rail terminus and bus interchange. The Valley lines rail network supports a half hourly service from Merthyr Tydfil to Cardiff with future capacity improvements planned.
- 2.6 The County Borough has rich geology and a mixture of quality habitats influenced by its industrial past. Having been the most productive centre of iron making in the world, the County Borough has profound historic and cultural substance. This is reflected in numerous important cultural and historical designations such as the Merthyr Tydfil landscape of outstanding historic interest and the Cyfarthfa Heritage Area.
- 2.7 The main town of Merthyr Tydfil lies approximately 20 miles north of Cardiff and comprises the communities of Abercanaid, Brecon Road, Cefn Coed, Dowlais, Galon Uchaf, Heolgerrig, Georgetown, Gurnos, Pant, Pentrebach,

---

<sup>12</sup> Estimates of the usual resident population as at 30 June 2015 - Office for National Statistics

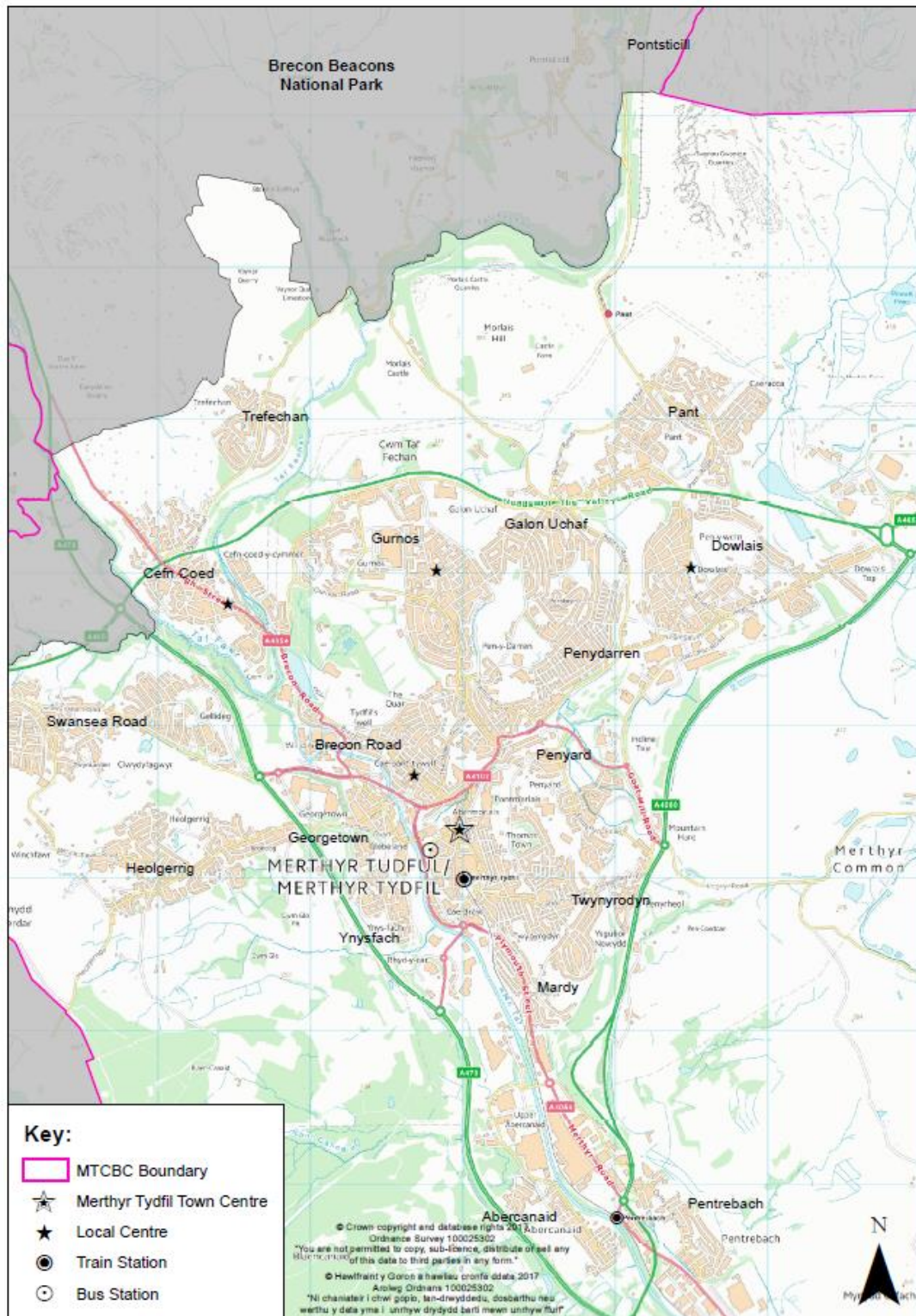
<sup>13</sup> People, places, futures – The Wales Spatial Plan update 2008

<sup>14</sup> Turning Heads...A strategy for the Heads of the Valleys 2020 (2006).

Penydarren, Swansea Road, Trefechan and Ynys Fach. With a population of approximately 43,000, it is the main retail and service centre in the Heads of the Valleys fulfilling a key strategic role (See Map 1, overleaf).

- 2.8 The other settlements within the plan area are Aberfan, Bedlinog, Merthyr Vale, Trelewis, Troedyrhiw, Treharris (which includes the community of Edwardsville), and Quakers Yard. These settlements have a combined population of approximately 16,000.
- 2.9 The Plan has had regard to all relevant national and regional plans policies and programs. Welsh Government are preparing a National Development Framework (NDF) for Wales that will, once finalised, supersede the Wales Spatial Plan and will become the top tier of the development plans system in Wales. Consultation on the issues and options is underway and the NDF is anticipated to be published in late 2020.
- 2.10 The Planning (Wales) Act 2015 contains provisions for the preparation for a regional Strategic Development Plan (SDP). Whilst no formal directions have been made at this time, the South East Wales 'Cardiff Capital Region' is committed to the preparation of a Strategic Plan as part of the City Deal. The County Borough is committed to playing its part in regional planning and discussions are ongoing with regional partners regarding the future arrangements for an SDP.

**Map 1: The Main Settlement of Merthyr Tydfil**



### Key Issues

2.811 (FC2) A wide range of social, cultural, environmental and economic information is expressed in the 'Sustainability Appraisal' which sits alongside the Plan. This information, along with the issues raised through community involvement, have informed the key issues for the LDP. These are summarised in Figure 1:

**Figure 1: Summary of key issues for the LDP to address**

◆ A projected population decline from 2024, with the loss of working aged people to elsewhere in the UK.
◆ Aligning service provision and facilities with demographic changes (such as education, health and leisure).
◆ The impact of development on community identity and characteristics and amenity.
◆ Levels of deprivation experienced are higher in the north of the County Borough;
◆ Access to sufficient quality open space varies but is generally poor across the County Borough.
◆ The need for more social, affordable and older persons housing.
◆ The quality and energy efficiency of the existing housing.
◆ Limited employment land development over the past 5 years.
◆ General shortage of available industrial and warehouse units across all sizes.
◆ Issue with low skills levels, Merthyr Tydfil has a high proportion of its working age population with no qualifications (16 percent).
◆ Whilst there are extensive walking and cycling routes they are not well connected. The number of people who walk or cycle for trips of less than 5km is low. East-west travel is difficult.
◆ A new central bus station is proposed. The South Wales Metro project will improve access to Cardiff.
◆ Home energy use is the primary cause of local GHG emissions. Carbon budgeting is set to drive demand for renewable and low carbon energy.
◆ Climate change impacts on species, habitats and water resources; Transport fuel use is the secondary cause of local greenhouse gas emissions; Twynnyrodyn Hill has been declared an Air Quality Management Area (AQMA).
◆ A wide range of species and habitats are under threat. Greater connectivity is needed between green corridors and green spaces.
◆ Improvement is needed to ground, surface and water bodies in particular The Nant Morlais, due to a decline in water quality.
◆ Parts of the Town Centre are identified as being at risk from flooding.
◆ National and local heritage designations based on past iron and coal industries need sensitive conservation.
◆ Mineral resources located outside of settlements are protected. The Ffos-y-fran

land reclamation scheme is on-going and some other mineral reserves still have permission.
◆ A good network of waste facilities exists.
◆ At less than 10%, the number of people that can communicate in Welsh is below the Wales average.
◆ High quality landscape areas, prominent views and traditional field boundaries need proactive management and protection.
◆ The need to encourage and promote leisure and tourism.
◆ Large underused/disused brownfield sites provide regeneration opportunities.
◆ River Taff corridor provides green infrastructure opportunities.

### 3. LDP Vision and Objectives

3.1 The LDP vision and objectives provide an over-arching context for the plan that shows how economic, social, cultural and environmental considerations are balanced to deliver the sustainable development of Merthyr Tydfil County Borough up to 2031.

3.2 Local Well-being Plans (LWBP) provide the overarching strategic framework for all local authority plans and strategies, including the LDP. The Cwm Taf LWBP 2018-2023 and Merthyr Tydfil Statement of Wellbeing<sup>15</sup> have informed the Plan's Vision. The Vision for Merthyr Tydfil County Borough is:

**Vision:** To strengthen Merthyr Tydfil's position as the regional centre for the Heads of the Valleys within the Cardiff Capital Region, to encourage a sustainable level of population growth and be a place to be proud of where:

- People learn and develop skills to fulfil their ambitions;
- People live, work, have a safe, healthy and fulfilled life; and
- People visit, enjoy and return.

3.4 It is important to recognise that the LDP cannot deliver all of the local wellbeing outcomes. Many issues will extend beyond the direct influence of 'land-use planning'. Nevertheless, the LDP contributes towards creating the right conditions to support their delivery. The LDP Objectives, Strategy and Policies add further detail as to how the Plan and local planning decisions will deliver this Vision.

<sup>15</sup> Merthyr Tydfil County Borough Council, Statement of Wellbeing (2018/19).



### LDP Objectives

- 3.5 To realise the vision, support local well-being objectives and address key issues, LDP objectives have been identified having regard to local issues raised through consultation, the evidence base and national policy. The Objectives are set out in Figure 2.
- 3.6 The LDP objectives address various social, cultural, environmental and economic well-being outcomes and provide a framework for the detailed planning policies and proposals to deliver the Plan's Vision for Merthyr Tydfil. Whilst the Objectives have strong links to specific wellbeing outcomes they are cross cutting in nature and individual objectives will be relevant to achieving a number of the local wellbeing outcomes. Section 5 sets out the Plan's Strategy and how the broad social, cultural, environmental and economic well-being themes are addressed.

**Figure 2:**LDP 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 Welsh language and culture.
LDP Objective 3 Housing Provision:	To ensure the sufficient provision of land for the delivery of a range and choice 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	To improve ecosystem resilience and connectivity which support

## Merthyr Tydfil Replacement Local Development Plan 2016 – 2031

### DEPOSIT PLAN: WRITTEN STATEMENT

Biodiversity:	<i>habitats and species of principle importance.</i>
LDP Objective 11 Countryside and Landscape:	<i>To protect and enhance the character and appearance of the landscape and the countryside.</i>
LDP Objective 12 Economic Development:	<i>To provide and safeguard appropriate land for economic and skills development.</i>
LDP Objective 13 Rural Economy:	<i>To strengthen and diversify the rural economy.</i>
LDP Objective 14 Town and Local Centres:	<i>To develop the town and local centres as accessible, attractive, viable and vibrant places.</i>
LDP Objective 15 Leisure, Recreation and Tourism:	<i>To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.</i>
LDP Objective 16 Renewable Energy:	<i>To promote renewable and low carbon energy.</i>
LDP Objective 17 Minerals:	<i>To ensure a sustainable supply of minerals.</i>
LDP Objective 18 Sustainable Resources & Waste:	<i>To promote the efficient use of materials and resources and ensure an integrated network of waste management facilities.</i>

### 4. The LDP Strategy

- 4.1 This section describes the LDP Strategy. The policies and site allocations to deliver it are provided in Section 6. Important spatial elements are depicted on the LDP Key diagram shown in Section 5. The Site Allocation Details and Plan monitoring framework are shown at Sections 7 and 8 respectively.
- 4.2 The Strategy is based on identified growth and spatial options which seek to address a projected population decline by encouraging a sustainable level of population growth, by directing development primarily to Merthyr Tydfil and, in particular, to the 'Hoover Strategic Regeneration Area' in (Abercarnaid/Pentrebach) as well as to other small sites across the County Borough.
- 4.3 Ensuring people can access job opportunities, services and recreational opportunities locally and regionally is an important element of the Plan's Strategy. The Strategy recognises the County Borough's context as the main retail and service centre in the Heads of the Valleys, with good connections to the Cardiff Capital Region, the Swansea Bay City Region and the Brecon Beacons National Park, particularly via sustainable transport, including the future South East Wales Metro and Active Travel Routes. The following section sets out the Plan's Growth Strategy while a further section below sets out the Spatial Strategy and Growth Zones that explain how the Plan will deliver the identified growth levels.

### ***Improving social well-being (LDP Objectives 1 – 8)***

#### ***LDP Growth Strategy***

- 4.4 The Replacement LDP Strategy is based on the 'sustainable population growth' option<sup>16</sup>. This seeks to facilitate an increase in the County Borough's population from the 2015 mid-year estimate of 59,324<sup>17</sup> to approximately 64,000 by 2031 (an increase of approximately 8%). This level of growth is above the 2014-based Welsh Government population projection which is the starting point for setting growth levels in LDPs, however evidence, in the form of past build rates, shows this level of population growth can be achieved<sup>18</sup>.
- 4.5 This will see fewer working age people leaving the County Borough and balances an increased demand for local facilities and services with the capacity of existing community and social infrastructure to accommodate it.

---

<sup>16</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper 2017.

<sup>17</sup> Estimates of the usual resident population as at 30 June 2015. Office for National Statistics.

<sup>18</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper 2017.



- 4.6 To facilitate the sustainable growth of the County Borough's population, 2,250 new homes will be needed to be built by 2031 (or 150 average dwelling completions per annum). This would require a level of house building only slightly higher than historic build rates. To ensure delivery, a contingency of approximately 25%, will be provided to enable flexibility in case some of the allocated sites are not developed as expected. This is considered a reasonable approach on the basis that the strategy predominantly relies on the development of brownfield sites.
- 4.7 The identified growth levels 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 new development would contribute to improvements to the quality and access to areas of open space.
  - A range and choice of new housing opportunities across the County Borough, with different dwelling sizes and tenures supported to meet local needs.
- 4.8 Such a level of growth shows ambition as it addresses the long term issue of population decline, projected under Welsh Government principle population projections, and would see more working aged people retained in the County Borough. It is also considered to be realistic and deliverable because the level of house building is broadly in line with historic build rates. The growth level also enables the Plan to maximise opportunities from the regeneration of key sites and to provide sustainable economic growth in the area in line with the needs identified in the Council's Employment Land Review and draft Economic Growth Strategy.
- 4.9 The identified growth levels would require new infrastructure although at a level that is considered to be more realistic and deliverable. In particular, it is considered that the level of growth fits with other plans, programmes and

strategies including the Cardiff Capital Region City Deal<sup>19</sup> and planned transport investments.

- 4.10 The Plan's objectives seek to protect and enhance the Welsh Language and Culture in the County Borough. The impact of the LDP on the Welsh language and culture has been assessed using an integrated approach in the Sustainability Appraisal of the Plan. SA Objective 17 aims to ensure that the plan facilitates "services and facilities that support distinctive local culture and the Welsh language." Accordingly, the Plan's policies and allocations have been assessed against this objective.
- 4.11 The strategy aims to attract people into the County Borough. Although the LDP cannot directly influence how many of these will be Welsh speakers, the level of growth proposed is likely to sustain communities and result in investment being attracted to facilitate improvements to assets of cultural significance, and this may help to retain Welsh speaking residents. The Strategy to increase the County Boroughs population would also indirectly contribute to the promotion of the Welsh language by providing housing in areas within the catchments of either of the two Welsh primary schools in the County Borough.
- 4.12 The scoping work 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.

### ***LDP Spatial Strategy***

- 4.13 The Replacement LDP spatial strategy focuses on regeneration opportunities at the 'Hoover Strategic Regeneration Area' (HSRA) at Abercanaid/Pentrebach and the development of other smaller sites across the County Borough, with the majority of new development (70%) taking place in the Primary Growth Area and remaining growth in the Other Growth Area.
- 4.14 The Spatial Strategy reflects the fact that Merthyr Tydfil has the best prospects for sustainable growth and the highest housing needs. This is consistent with the Wales Spatial Plan<sup>20</sup> and 'Turning Heads - A Strategy for the Heads of the

---

<sup>19</sup> [http://cardiffcapitalregioncitydeal.wales/Cardiff\\_Capital\\_Region\\_City\\_Deal.pdf](http://cardiffcapitalregioncitydeal.wales/Cardiff_Capital_Region_City_Deal.pdf)

<sup>20</sup> People, places, futures – The Wales Spatial Plan update 2008.

Valleys 2020'<sup>21</sup> which identify Merthyr Tydfil as one of the 'Primary Key Settlements' in the 'Heads of the Valleys' sub-region.

- 4.15 The HSRA and other small sites Spatial Strategy is summarised as follows:

*A significant proportion of housing (440 dwellings), new employment and local retail provision to be located at the 'Hoover Strategic Regeneration Area' which will form a key part of the 'South Wales Metro' proposals. Growth needs will also be met by smaller sites allocated within the Primary and Other Growth Areas.*

- 4.16 The Sustainability Appraisal of the Strategy identified significant positive impacts for population growth, economic development, transport and infrastructure and also scores positively in terms of housing, communities and human health and the regeneration of brownfield land. Potential negative impacts has been identified with regard to environmental impacts associated with population growth, however the level and distribution of new development increases the likelihood of mitigation/compensation being achieved.
- 4.17 The focus of the LDP Strategy on the HSRA at Abercanaid/Pentrebach aims to ensure the regeneration of a significant brownfield site in Merthyr Tydfil that has been largely vacant for nearly 10 years. The regeneration of the site would build on opportunities provided by planned sustainable transport improvements, in particular improved train service frequency, improvements to Pentrebach station, park and ride facilities and potential future new metro station to the north of the HSRA. The regeneration of the area would provide approximately 20% of the identified housing requirement over the Plan period as well as new employment and local retail provision. The site also provides significant opportunities to provide improved open space and green infrastructure along the River Taf corridor. By focusing future development opportunities at the HSRA the Plan seeks to ensure the redevelopment of the former Hoover Factory site delivers on sustainable placemaking principles.
- 4.18 The Replacement LDP identifies two main growth zones in the County Borough. The Primary Growth Zone is based around the town of Merthyr Tydfil where the majority of future growth needs will be met. Here approximately 70% of the residential requirement will be met. This element of the strategy seeks to locate the majority of future development close to where existing services and facilities are located and in areas which are already serviced by good public transport and strategic highways. This focus will also enable the

---

<sup>21</sup> Turning Heads...A strategy for the Heads of the Valleys 2020 (2006).

regeneration of previously developed land whilst providing new housing in an area of high housing need.

- 4.19 The Other Growth Area includes the mid valley communities of Troedyrhiw, Aberfan and Merthyr Vale and lower valley settlements of Treharris and Trelewis. Here approximately 30% of the residential requirement will be met. This reflects the more limited development opportunities here and more marginal development viability whilst seeking to address local housing needs. Whilst this area has more limited services and facilities it is located in an area with good transport links to the wider region. In this area, no Community Infrastructure Levy<sup>22</sup> charges are applicable and lower affordable housing contributions will be sought.
- 4.20 The most recent Local Housing Market Assessment (LHMA), published in 2015, identifies high levels of housing need across the County Borough. The distribution of this need by growth area of the LDP is approximately 83% of housing need in the Primary Growth Area, and 17% of need located in the Other Growth Area. The distribution of housing provision in the Plan is 70% in the Primary Growth Area and 30% in the Other Growth Area.
- 4.21 Whilst these figures do not precisely correspond with each other, it is still clear that the location of the majority of housing provision relates closely to the areas where there need is highest. The distribution of housing provision in the Plan aims to ensure that sustainable levels of growth occur across the entire County Borough. The level of growth proposed in the Other Growth Area will help ensure that the smaller settlements of the County Borough remain viable communities, whilst still directing the majority of growth towards the main Merthyr Tydfil settlement. For further information on the distribution of housing need, please refer to the Housing Supply Background Paper.

### **Primary Growth Area**

- 4.22 Directing the majority of development to the 'Primary Growth Area' is consistent with the Wales Spatial Plan<sup>23</sup> and 'Turning Heads - A Strategy for the Heads of the Valleys 2020'<sup>24</sup>.
- 4.23 Merthyr Tydfil is strategically located at the centre of the Heads of the Valleys geographic and economic region in the north of the 'Cardiff Capital Region' and provides a strategic link between the north-south A470 (T) and the east-

---

<sup>22</sup> Report on the examination of the Merthyr Tydfil Community Infrastructure Levy Charging Schedule. The Planning Inspectorate (February 2014).

<sup>23</sup> People, places, futures – The Wales Spatial Plan update 2008

<sup>24</sup> Turning Heads...A strategy for the Heads of the Valleys 2020 (2006).

west A465 (T) roads. This is reflected by good public transport infrastructure including a rail terminus and bus interchange.

- 4.24 Whilst Merthyr Tydfil comprises many separate and distinct communities, there is considerable interdependence between them, in part due to the geographical character of the area. All communities are in close proximity to the town centre which, as the main commercial retail and service centre in the Heads of the Valleys, provides access to a wide range of shops, employment opportunities and other facilities.
- 4.25 Accordingly, the Plan includes appropriate policies and land allocations to facilitate the expansion of the main settlement of Merthyr Tydfil as a sustainable place to live, work and visit. This approach also reflects Merthyr Tydfil's greater capacity for the regeneration of previously developed land than anywhere else in the County Borough.
- 4.26 Candidate site submissions<sup>25</sup> and sites included within the Council's 5-year land supply<sup>26</sup> indicate Cyfarthfa, Plymouth and Town wards are likely to experience most growth to 2031. Cyfarthfa and Town are also the wards with the highest level of need identified in the LHMA. A significant proportion of the new homes will be delivered as part of a major mixed use development at the 'Hoover Strategic Regeneration Area' incorporating the Hoover Site and Dragon Parc/ Abercanaid Industrial Estate.
- 4.27 Confidence that directing growth to the Primary Growth Area is both viable and most likely to benefit the County Borough and sub-region is provided by substantial private sector investment achieved over recent years. The Plan builds on the success of these recent developments such as the Cwrt Aneurin Bevan housing development, the extension of Cyfarthfa Retail Park and BikePark Wales. Furthermore, future heritage based leisure and tourism and regeneration activities at the Cyfarthfa Heritage Area provide the opportunity to support the local economy whilst protecting and enhancing an important and unique cultural and heritage asset.

### **Other Growth Area**

- 4.28 The 'Other Growth Area' comprises of a number of interdependent communities and valley settlements situated within the southern half of the County Borough. Each has its own identity and community spirit which contributes significantly to the character of the County Borough. The area is midway between the M4 and the A465 (T) and as a result of its accessibility to

---

<sup>25</sup> Merthyr Tydfil County Borough Council Candidate Sites Register 2017.

<sup>26</sup> Merthyr Tydfil County Borough Council Joint Housing Land Availability Study 2017

Merthyr Tydfil, Pontypridd and Cardiff by both road and rail, the area has developed a residential commuter role.

- 4.29 Within the 'Other Growth Area' a relatively high level of housing development over the past two decades has resulted in much of the developable land already having been used or committed and consequently only limited capacity for additional development remains without causing undue environmental harm and overburdening local services and facilities.
- 4.30 The settlements within these areas are reasonably served by public transport with the bus service ensuring access to / from the main centres of Merthyr Tydfil and Pontypridd, and the Merthyr to Cardiff train line serving the communities situated within the Taff Fawr Valley. The Taff, Trevithick and Celtic trails also provide an integrated cycle network through the area.
- 4.31 Significant public sector investment over the past two decades has physically regenerated the post-industrial landscape and greatly enhanced the visual appeal of the area. Parc Taf Bargoed and Rock UK are key assets and capitalising on their potential for enhanced leisure and tourism provision will be crucial to driving regeneration and attracting further investment to the area as well as contributing significantly to improving the health and wellbeing of residents.
- 4.32 Directing some growth to these communities makes an important contribution to their regeneration and supports the retention of existing services and facilities. The level of growth in this area also seeks to address local housing needs where possible.

### ***Improving cultural and environmental well-being (LDP Objectives 9 – 11)***

- 4.33 The Plan seeks to protect, manage and enhance the County Borough's rich and diverse cultural and environmental assets which contribute to distinctiveness and a sense of place. Many of these are of national importance and are designated by other organisations such as Cadw: Welsh Historic Monuments and Natural Resources Wales.
- 4.34 Locally, 'Conservation Areas' and 'Urban Character Areas'<sup>27</sup> have been identified and 'Archaeologically Sensitive Areas' are also identified to provide the focus for retaining historic character. The Cyfarthfa Heritage Area supports the development of a heritage based visitor attraction to complement the offer of Cyfarthfa Castle and park.

---

<sup>27</sup> Merthyr Tydfil: Understanding Urban Character Cadw: 2015.

- 4.35 Sites of Importance for Nature Conservation<sup>28</sup> are the most important examples of local habitats; their monitoring provides an indication as to the health of the County Borough's biodiversity and their interests will be protected accordingly. Local Nature Reserves are proposed as a means of connecting people in urban areas with nature.
- 4.36 Locally important landscapes are proposed to be identified as 'Special Landscape Areas'<sup>29</sup> recognising that their character forms a high quality setting for the County Borough's settlements.

### **Improving economic well-being (LDP Objectives 12 – 18)**

- 4.37 The Council's Employment Land Review (2018) has found that there is desire for growth amongst the County Borough's large businesses and, across the Welsh Valleys overall, with good prospects for inwards investment, primarily from B2 uses, with a shortage of industrial and warehouse units of all sizes. The Employment Land Review has considered all existing employment areas and potential development sites. This has resulted in the allocation of ~~35.65~~ **30.65 (FC25)** hectares of employment land to provide for an appropriate range and choice of sites.
- 4.38 The Plan also seeks to complement the County Borough's draft Economic Growth Strategy by supporting the allocation of appropriate sites, protecting employment sites and premises that perform an important economic role and supporting the continued vitality and viability of the town centre. It also seeks to complement the Destination Management Plan<sup>30</sup> by supporting high quality sustainable tourist, leisure and recreation facilities.
- 4.39 Employment land allocations have been made at the 'Hoover Strategic Regeneration Area', Goatmill Road, Merthyr Tydfil Industrial Park and at Ffos-y-Fran adjacent to A4060. Existing and allocated industrial sites are also identified as potentially suitable areas of search to accommodate waste management facilities.
- 4.40 The Town Centre, particularly, is seen as a key asset and will continue to form the lynchpin for regeneration. The strategy reflects the need to continue town centre regeneration and will aim to capitalise on the extra spending power attracted to Merthyr Tydfil through edge-of-centre developments such as the Cyfarthfa Retail Park and Trago Mills. Fundamental to the success of this approach is ensuring that the retail offer in each of these locations is kept

---

<sup>28</sup> Merthyr Tydfil County Borough Council Sites of Importance for Nature Conservation background paper 2017.

<sup>29</sup> Merthyr Tydfil County Borough Council Special Landscape Areas background paper 2017.

<sup>30</sup> Merthyr Tydfil County Borough Council Destination Management Plan (2016 – 2018).



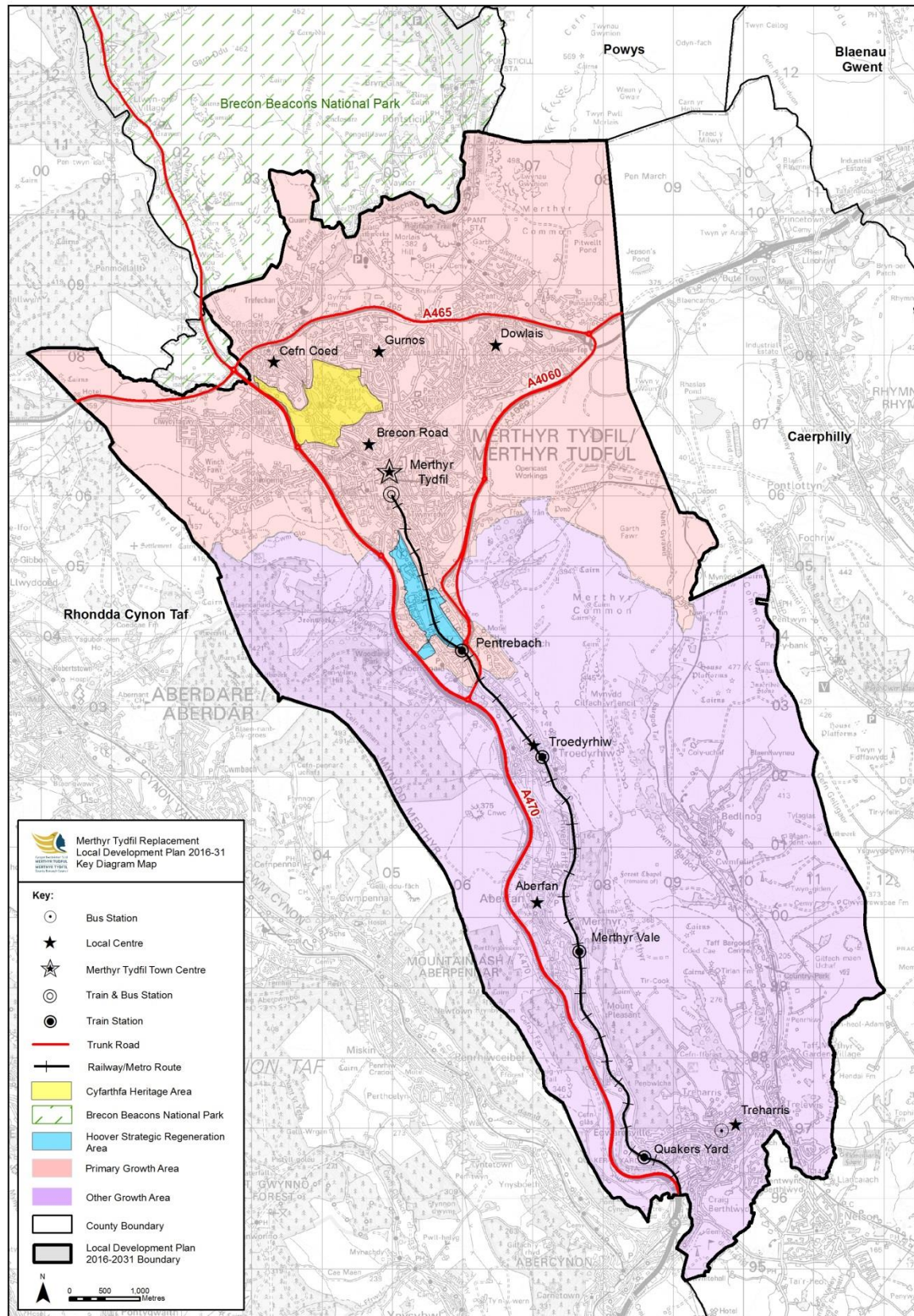
sufficiently distinct so as not to undermine the vitality and viability of the town centre. Furthermore it provides support for the tourism sector and for the retailing role of the town and local centres.

- 4.41 Renewable energy presents an opportunity to reduce carbon emissions and generate income. The Plan has been informed by a Renewable Energy Assessment (2017) that has identified areas of opportunity. Contributing towards renewable energy generation is supported by the Plan through the inclusion of positive policies for renewable energy and the identification of Heat Priority Areas, where opportunities for district heating could be exploited, and Local Search Areas for solar energy. A local contribution target towards renewable energy production is also included in the Plan's monitoring framework.
- 4.42 The Plan also supports the sustainable supply of Minerals through the inclusion of policies for mineral buffer zones surrounding permitted reserves and the safeguarding of shallow minerals resources outside these areas.



# Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

## 5. LDP Key Diagram



© Crown copyright and database rights 2018 Ordnance Survey 100025302. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

### **6. LDP Policies and Proposals**

- 6.1 The LDP Strategy sets out the strategic proposals that seek to ensure the County Borough remains an attractive place where people want to live and are proud of up to 2031 and beyond. This section of the Plan contains the detailed growth and development management policies that address the LDP Strategy and Objectives.
- 6.2 The LDP Policies are set out under well-being themes (social, cultural, environmental and economic) reflecting the broad groupings of LDP Objectives introduced and considered above. Under each policy reasoned justification text is provided to explain the aims of the policy and how it will be implemented. Section 7 following this provides the site allocation details.
- 6.3 It is important that the Plan's policies are considered as a whole in combination with Planning Policy Wales and Technical Advice Notes.

### **6.5 Improving our Social Well-being**

- 6.5.1 Population growth attracts investment and drives demand for services and facilities which are important to our everyday lives. An attractive and relatively affordable place to live, the Office for National Statistics (ONS) 2015 mid-year estimate sets our County Borough's population at 59,324<sup>31</sup>. The ONS projections<sup>32</sup> anticipate a slight increase until 2024, before falling back over the remainder of the plan period.
- 6.5.2 Our demographic analysis <sup>33</sup> shows more births, fewer deaths and international migration have masked the impact of our residents choosing to move elsewhere in the UK, a trend which has been apparent since 2008.
- 6.5.3 To retain and sustainably grow our population, we must fulfil our vision and strive to improve the attractiveness of our County Borough as a place to be proud of.
- 6.5.4 Having derived three growth options from eight demographic scenarios<sup>34</sup>, consensus amongst key stakeholders is that growing the population to approximately 64,000 people by 2031 is considered the most sustainable demographic outcome. This will see fewer working age people leaving the County Borough and an increase in demand to support the provision of local

---

<sup>31</sup> Estimates of the usual resident population as at 30 June 2015- Office for National Statistics

<sup>32</sup> Principal population projection: 2014- based. Office for National Statistics

<sup>33</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper 2017.

<sup>34</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper 2017.

facilities in accessible locations without overburdening existing community and social infrastructure<sup>35</sup>.

6.5.5 Our research<sup>36</sup> shows that times when our homebuilding rates are healthy correlate with times when our population has been retained and sustainably grown. Supporting homebuilding is therefore a key focus for the Local Development Plan (LDP).

6.5.6 The Welsh Government's ambition is for a third of the Welsh population to speak Welsh by 2050. Maintaining the level of Welsh Speakers in our County Borough is a key objective of our emerging Welsh Language Promotional Strategy<sup>37</sup>. Sustainably growing our population complements this objective by seeking to avoid a projected decline in our population from the mid 2020's.

### 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~~ **2820** additional homes. **(FC9)**

### ***Dwelling Requirement***

6.5.7 To facilitate the sustainable population growth of the LDP Strategy (growing to approximately 64,000 people by 2031), we have forecast that 2,250<sup>38</sup> new homes will be required over the Plan period. To ensure these homes are delivered, the LDP provides an additional flexibility allowance of approximately 25%, reflecting the focus of the strategy on using brownfield land. This flexibility allowance is considered appropriate as detailed in the Housing Supply background paper.

### ***Components of Supply***

6.5.9 The components of supply for the ~~2,825~~ **2820** homes in the Deposit LDP will be: **(FC9)**

- Allocations for housing land listed in Policy SW3: Sustainably Distributing New Homes.
- A windfall contribution (details are included in Policy SW3).
- Completions between 1.4.16 and 31.3.18.

<sup>35</sup> Merthyr Tydfil County Borough Council, Deposit LDP Sustainability Appraisal Report 2018.

<sup>36</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper 2017.

<sup>37</sup> Merthyr Tydfil County Borough Council, Welsh Language Promotional Strategy 2017.

<sup>38</sup> Merthyr Tydfil County Borough Council, Population and housing requirements background paper 2017.



Table 1 on page 26 outlines the components of supply in more detail and also states their distribution between growth areas.

### **Summary of Growth Strategy**

6.5.10 Delivering 2,250 homes is both aspirational and deliverable. Achieving this level of housing growth will meet our aspiration to avoid a projected population decline and retain more working aged people. The strategy provides sufficient opportunity to enable the continuation of long term average housebuilding rates with the majority of housing growth proposed within the main Merthyr Tydfil settlement, in the Primary Growth Area.

6.5.11 The monitoring and release of land will be guided by the Council's annual Joint Housing Land Availability Study (JHLAS), which includes a mechanism for the calculation of housing land supply measured in years and annual monitoring report for the LDP. The aim being to ensure specific, deliverable sites capable of providing a 5 year supply of land is demonstrated. Consideration has also been given to the availability and delivery of relevant infrastructure.

### **Affordable Housing**

#### Policy SW2: Provision of Affordable Housing

During the plan period, **development proposals will be expected to deliver** ~~the Local Development Plan will make provision for up to 261~~ **251** affordable dwellings across the County Borough in order to contribute to the identified level of housing need. **(FC4)**

6.5.12 The delivery of affordable housing is a key issue both locally and nationally. The most recent Local Housing Market Assessment (LHMA) for Merthyr Tydfil identifies a need for 366 additional affordable homes per annum up until 2019, comprising of 338 social rented, 17 low cost home ownership units and 11 intermediate rented units. **This translates to an affordable housing need of 5,490 units over the Plan period. (FC3)** The level of identified need differs across the County Borough, with the highest areas of need identified in the Town, Penydarren and Cyfarthfa wards, and the lowest areas of need identified in Gurnos and Merthyr Vale wards.

6.5.13 As the local planning authority the Council will seek to secure an appropriate level and mix of affordable housing in all proposed residential developments and may include social and intermediate rent, low cost market housing, as well as co-operative housing and housing for older persons. Further information on this aspect is included under Policy SW9: Planning Obligations and in the Council's Affordable Housing background paper.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

6.5.14 The Council's Viability Assessment (2018) prepared to inform the LDP assessed the ability of new residential developments throughout the County Borough to provide an element of affordable housing within schemes, concluding that new residential developments in Merthyr Tydfil can provide 10% affordable housing in the Primary Growth Area, and 5% in the Other Growth Area. These requirements are reflected in Policy SW9: Planning Obligations.

6.5.15 The affordable housing requirement **target** figure in Policy SW2 is indicative and relates only to those affordable homes secured through the planning system. The figure includes contributions from committed sites, additional housing from new allocations, and windfall sites as identified in Policy SW3. **The affordable housing target is based on the housing requirement of 2250 dwellings, not the overall housing provision of 2820 dwellings. The components of the affordable housing target can be seen in Table 1 below.** ~~It is anticipated that new allocations will contribute up to 234 affordable housing units and up to 27 affordable residential units on windfall site, including the 25% flexibility allowance in supply set out under Policy SW3.~~  
(FC4)

**Table 1 – Components of the Replacement LDP Affordable Housing Target**

<b><u>Component</u></b>	<b><u>Primary Growth Area</u></b>	<b><u>Other Growth Area</u></b>	<b><u>TOTAL</u></b>
<b><u>Commitments/ completions since LDP base date (1<sup>st</sup> April 2016)</u></b>	<b><u>13</u></b>	<b><u>71</u></b>	<b><u>84</u></b>
<b><u>Contribution from remaining sites under Policy SW3, assuming compliance with Policy SW9</u></b>	<b><u>149</u></b>	<b><u>13</u></b>	<b><u>162</u></b>
<b><u>Contribution from windfall sites assuming compliance with Policy SW9</u></b>	<b><u>4</u></b>	<b><u>1</u></b>	<b><u>5</u></b>
<b><u>TOTAL</u></b>	<b><u>166</u></b>	<b><u>85</u></b>	<b><u>251</u></b>

(FC4)

6.5.16 Social Housing Grant (SHG) has helped to deliver a significant number of affordable homes in the County Borough, but factoring in a contribution from

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

SHG has not been included in this policy target as this would assume the continuation of similar levels of SHG than previous years.

6.5.17 In order to assist in the provision of affordable residential units, Policy SW4: Settlement Boundaries allows for the development of small scale affordable housing in sustainable locations outside the settlement boundaries identified in the Plan, provided that they meet an identified, unmet need.

6.5.18 For further information on affordable housing, reference should be made to the Affordable Housing Background Paper.

### **Distributing Housing Growth**

#### 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	<b><u>Indicative Delivery Timescale (FC8)</u></b>
1	Hoover Factory Site	440	<b><u>2024 - 2031</u></b>
2	Sweetwater Park, Trefechan	10	<b><u>2017-2019</u></b>
3	Upper Georgetown Plateau	50	<b><u>2021-2023</u></b>
4	Brondeg, Heolgerrig	50	<b><u>2020-2024</u></b>
5	Erw Las, Gellideg	10	<b><u>2022</u></b>
6	Beacon Heights, Swansea Road	20	<b><u>2017-2022</u></b>
7	Winchfawr, Heolgerrig	20	<b><u>2024-2030</u></b>
8	South of Castle Park	160	<b><u>2026-2031</u></b>
9	Cyfarthfa Mews, Swansea Road	19	<b><u>2017-2019</u></b>
10	Trevor Close, Pant	20	<b><u>2020-2022</u></b>
11	East Street, Dowlais	10	<b><u>2020</u></b>
12	St Johns Church, Dowlais	20	<b><u>2019</u></b>
13	Victoria House, Dowlais	19	<b><u>2017</u></b>
14	Pen Y Dre Fields, Gurnos	40	<b><u>2025-2026</u></b>
15	Goetre Primary School, Gurnos	120	<b><u>2029-2031</u></b>
16	Former General Hospital	20	<b><u>2023</u></b>
17	Haydn Terrace, Penydarren	40	<b><u>2024-2026</u></b>
18	Former St Peter and Paul Church, Abercanaid	13	<b><u>2017</u></b>
19	Twynyrodyn	150	<b><u>2024-2028</u></b>
20	Former Mardy Hospital, Twynyrodyn	114	<b><u>2017-2022</u></b>
21	Bradley Gardens 2, Penyard	100	<b><u>2029-2031</u></b>
22	Former St Tydfils Hospital	50	<b><u>2022-2024</u></b>
23	Former Miners Hall	12	<b><u>2023</u></b>
24	Former Ysgol Santes Tudful,	<del>20</del> <b><u>10 (FC8)</u></b>	<b><u>2022-2023</u></b>

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

25	Sandbrook Place	12	<b><u>2018-2021</u></b>
<b>35</b>	<b><u>Clwydyfagwr, Swansea Road</u></b>	<b><u>40 (FC5)</u></b>	<b><u>2022-2024</u></b>
	Sub Total	<del>1,539</del> <b><u>1569 (FC8)</u></b>	

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':

Site No.	Site Name	Dwellings	<b><u>Indicative Delivery Timescale (FC8)</u></b>
26	Project Riverside, Merthyr Vale	153	<b><u>2020-2023</u></b>
27	Walters Terrace, Aberfan	23	<b><u>2018</u></b>
28	Opposite Kingsley Terrace, Aberfan	12	<b><u>2020-2022</u></b>
29	Adjacent to Manor View, Trelewis	248	<b><u>2017-2029</u></b>
30	Stormtown, Trelewis	80	<b><u>2023-2026</u></b>
31	Cwmfelin, Bedlinog	<del>50</del> <b><u>30 (FC6)</u></b>	<b><u>2027-2029</u></b>
32	<del>Commercial Field, Treharris</del>	<del>15</del> <b><u>(FC7)</u></b>	
33	Cilhaul, Treharris	30	<b><u>2024-2025</u></b>
34	Oaklands, Treharris	50	<b><u>2025-2027</u></b>
	Sub Total	<del>661</del> <b><u>626 (FC8)</u></b>	

Total Policy SW3 Allocations	<del>2,200</del> <b><u>2195 (FC8)</u></b>
------------------------------	---

6.5.19 In accordance with the LDP Strategy and Policy SW1: Provision of New Homes, land has been allocated for ~~2,200~~ **2195 (FC8)** dwellings over the Plan period on 34 sites across the County Borough. All allocated sites will be expected to contribute to the range and choice of housing types within Merthyr Tydfil County Borough, and contribute to the need identified for affordable housing in Policy SW2, at the levels identified in Policy SW9: Planning Obligations.

6.5.20 Directing the majority of development to the Primary Growth Area is consistent with the Wales Spatial Plan<sup>39</sup> and 'Turning Heads - A Strategy for the Heads of the Valleys 2020'<sup>40</sup>. Each identifies Merthyr Tydfil as one of the 'Primary Key Settlements' in the Heads of the Valleys sub-region.

<sup>39</sup> People, places, futures – The Wales Spatial Plan update 2008

<sup>40</sup> Turning Heads...A strategy for the Heads of the Valleys 2020 (2006).

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

6.5.21 This approach presents opportunities to make the best use of previously developed land at the HSRA, where a significant proportion of the new homes will be delivered as part of a major mixed use development. Redevelopment of the Hoover site also provides the opportunity to capitalise on improvements to the public transport infrastructure proposed as part of the South Wales Metro.

6.5.22 The key opportunities for housing, improving environmental quality and appropriate economic development in the 'Other Growth Area' are generally more 'local' in scale than those in the Primary Growth Area.

### **Distribution between the Primary and Other Growth Areas**

6.5.23 Approximately 70% of new homes will be directed towards Merthyr Tydfil (Primary Growth Area), with the remaining 30% directed towards our other settlements, Troedyrhiw, Merthyr Vale and Aberfan, Bedlinog, Edwardsville, Quakers Yard, Trelewis and Treharris (Other Growth Area).

Table 1.2 – Components and distribution of housing supply as of 1<sup>st</sup> April 2018.

	<b>Components of Housing Supply</b>	<b>Primary Growth Area</b>	<b>Other Growth Areas</b>	<b>Total</b>
A	Total completions (small and large) 01.04.16 – 31.03.18	172	81	<b>253*</b>
B	Sites allocated in the LDP, minus completions and units under construction on allocated sites.	1412	588	<b>2000*</b>
C	Large windfall sites (+10) 13 years remaining	219	93	<b>312</b>
D	Small windfall sites (-10) 13 years remaining	182	78	<b>260</b>
E	Total housing provision	<b>1985</b>	<b>840</b>	<b>2825</b>
*200 of 253 completions to 31 <sup>st</sup> March 2018 have taken place on allocations, but have not been double counted in row B of Table 1.				

	<b>Components of Housing Supply</b>	<b>Primary Growth Area</b>	<b>Other Growth Areas</b>	<b>Total</b>



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<b><u>A</u></b>	<b><u>Total completions (small and large)</u></b>	<b><u>172</u></b>	<b><u>81</u></b>	<b><u>253*</u></b>
	<b><u>01.04.16 – 31.03.18</u></b>			
<b><u>B</u></b>	<b><u>Under construction</u></b>	<b><u>25</u></b>	<b><u>0</u></b>	<b><u>25</u></b>
<b><u>C</u></b>	<b><u>Units with planning permission or included in Category 2 of JHLAS (31.03.18)</u></b>	<b><u>75</u></b>	<b><u>271</u></b>	<b><u>346</u></b>
<b><u>D</u></b>	<b><u>New Housing Allocations</u></b>	<b><u>1342</u></b>	<b><u>282</u></b>	<b><u>1624</u></b>
<b><u>E</u></b>	<b><u>Large windfall sites (13 years remaining)</u></b>	<b><u>219</u></b>	<b><u>93</u></b>	<b><u>312</u></b>
<b><u>F</u></b>	<b><u>Small windfall sites (13 years remaining)</u></b>	<b><u>182</u></b>	<b><u>78</u></b>	<b><u>260</u></b>
<b><u>G</u></b>	<b><u>Total Housing Provision</u></b>	<b><u>2015</u></b>	<b><u>805</u></b>	<b><u>2820</u></b>
<b><u>*200 of 253 completions to 31<sup>st</sup> March 2018 have taken place on allocations</u></b>				

(FC9)

### ***Flexibility in distribution***

6.5.24 Flexibility is built into the distribution of new homes by supporting a range of sites in both the Primary and Other Growth Areas. Whilst the 'Hoover Strategic Regeneration Area' will account for a significant proportion of housing in the Primary Growth Area, other sites for housebuilding, to attract volume, small and self-builders will also be supported in both Growth Areas.

6.5.25 The number of units proposed for each site is based on an assessment of appropriate density. Where sites already have the benefit of planning permission, the figures reflect actual permissions, while on some sites densities have been adjusted to reflect site specific circumstances, such as topography, in order to ensure that the number of dwellings proposed is realistic and deliverable. Generally, a gross density figure of 30 dwellings per hectare has been used to reflect the Council's aspirations to make more efficient use of land in accordance with sustainability principles.

6.5.26 Development at the HSRA will be informed by the development of a master plan. The Council has worked with Welsh Government and Transport for Wales to prepare a Framework Masterplan (June 2018) for the area<sup>41</sup>. This has been informed by a proving layout that indicates densities of between 30 to 45 dwellings per hectare.

<sup>41</sup> Hoover Strategic Regeneration Area - Framework Masterplan Document (June, 2018)

6.5.27 More detailed information in relation to individual allocations can be found in Section 7: Site Allocation Details and the Housing Supply Background Paper.

### **Settlement Boundaries**

#### 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.

6.5.28 Containing development within the urban area promotes sustainably located development which can assimilate with existing services and facilities and also encourages the re-use of previously developed land in accordance with

Planning Policy Wales<sup>42</sup>. To provide 'planning' certainty, the 'Countryside' needs to be clearly and precisely defined. Land values are generally lower in the Countryside which enables the proper functioning of our key rural sectors: agriculture and forestry and provides some protection for the character of our rural areas.

6.5.29 The Plan does not include 'Green Wedge' designations (unlike the 2006-2021 LDP). Strong settlement boundaries are considered a sufficient mechanism to avoid urban coalescence<sup>43</sup>.

6.5.30 Settlement boundaries are generally based on the extent of the built area, apart from where formerly productive agricultural land is severed and made unviable by infrastructure development or where development is allocated as an urban extension. In these instances, the settlement boundary may be drawn beyond the existing extent of urban development.

### ***Supporting Sustainable Rural Communities***

6.5.31 Whilst recognising the general presumption of protection of the Countryside, we also understand that a working countryside can provide a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of economic development.

6.5.32 Details on what is considered 'low impact tourism' can be found in Policy EcW7.

6.5.33 Proposals for One Planet Development must meet the essential characteristics set out in Technical Advice (TAN) Note 6 – Planning for Sustainable Rural Communities, and the One Planet Development Practice Guidance.

6.5.34 For planning purposes, land outside any settlement boundary will be regarded as the 'countryside', where development will be carefully managed in accordance with other relevant policies of the LDP and National Development Management Policy and advice supporting sustainable rural communities<sup>44</sup>.

### **Policy SW5: Affordable Housing Exception Sites**

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

---

<sup>42</sup> Planning Policy Wales Section 4.9 (Edition 9 2016).

<sup>43</sup> Merthyr Tydfil County Borough Council, Green wedge review background paper 2017

<sup>44</sup> Technical Advice Note 6 – planning for sustainable rural communities.

- 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.

6.5.35 In seeking to deliver sustainable population growth across the County Borough, the LDP directs new housing to settlements which have good access to a wide range of services and facilities. However, there may be instances where housing need arises that cannot be accommodated within existing settlement boundaries. This is likely to be the case in respect of the need for affordable housing, as the number of affordable dwellings required per annum across the County Borough is more than double the total housing provision.

6.5.36 Policy SW5 makes provision to allow affordable housing outside settlement boundaries identified in the LDP settlement hierarchy. Such proposals will be considered as "exceptions" to the general housing policies of the Plan, and development will still need to have reasonable access to local community services and facilities in nearby settlements, and meet the specified criteria and other relevant policies of the Plan.

6.5.37 In general, the Council will require the affordable housing to be delivered by a Registered Social Landlord (RSL). For developments proposed by a private developer the Council will require the dwelling(s) to remain affordable in perpetuity. This will be secured through a planning condition or legal agreement. This will require the resale of the property to be capped at an affordable level. In doing so this will ensure that the dwelling is of a design and scale which is affordable to the wider community. The only exception to this will be in instances where the mortgagee is in possession.

6.5.38 In cases where a private developer proposes to develop and manage the affordable housing without the involvement of a RSL, a Section 106 agreement will be used to ensure that the homes are only occupied by people in local housing need, both initially and on successive changes of occupier.

6.5.39 Where potential occupants have yet to be identified, dwellings should be provided that meet the requirements outlined in the Council's Local Housing Market Assessment. For the purpose of this Policy 'local housing need' refers

to households with a local connection to the area that require affordable housing. The person/household in need of affordable housing must also live within and/or have a family connection to the relevant Growth Area of the LDP.

### **Regeneration Sites**

#### 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~~ **1.5** hectares of land, **(FC26)**
- Pentrebach Station Park and Ride,
- Provision of a new footbridge/**cycle bridge (FC10)** to Abercanaid; and
- Safeguarded land for a new Metro station.

**Development proposals will be required to incorporate the following sustainable placemaking design principles:**

#### **Movement**

- **Integrate a park and ride at an upgraded Pentrebach Metro station that acts as an attractive gateway to the HSRA and Merthyr Tydfil.**
- **Integrate the existing railway via a green landscape corridor, and safeguard land for a future Metro station in the north of the SRA.**
- **Create a legible environment through a clear hierarchy of streets that is reinforced by landscaping and the built form.**
- **Create a network of pedestrian and cycle routes within the development that improves connections and wayfinding to existing strategic recreational routes (Taff and Trevithick Trail), and provide links within the site and to surrounding areas, including connecting the site across the river through a new bridge for pedestrians and cyclists.**

#### **Development**

- **Provide for a range of dwelling types to satisfy local needs, while also delivering the plan strategy to develop a new sustainable mixed use community.**
- **Deliver a sufficiently high density development, as appropriate, adjacent to a Metro station.**
- **Provide a reconfigured public realm to better integrate Pentrebach railway station to the HSRA.**
- **Incorporate retail uses to provide for local need and increase natural surveillance over Metro facilities, with the potential for a focal civic square.**
- **Deliver distinctive character areas which create a sense of place.**
- **Provide employment zones that can accommodate a range of employment types and are adaptable to future need.**

- Reflect the cultural heritage of the site in the design of new development, including reflecting the Hoover Factory frontage in the built form, and drawing upon historic built forms such as terraced dwellings.
- Create a distinctive and unique environment that can act as a flagship development incorporating high levels of sustainability including, where viable, building integrated renewables, district heating systems, the appropriate re-use of existing employment buildings/land and use of sustainable materials and construction.

### Green Infrastructure and Open Space

- Establish a green perimeter and create a strong central green core for the HSRA.
- Provide a range of open spaces of sufficient quantity and quality, for play and recreation (including areas of natural play), and where viable, incorporate the retention and management of existing green infrastructure.
- Reflect the site heritage in the open spaces.
- Promote new planting throughout the development using distinctive formal and informal planting to support character areas.
- Establish a green buffer around the existing railway line that has ecological benefit and creates a positive interface between the railway corridor and residential uses.
- Incorporate the River Taff as a distinctive feature and use the river corridor as green spine that filters into the development, opening up the riverside and creating an accessible and pedestrian-friendly movement corridor along it.
- Bring the River setting 'into' the site through incorporating water features/SUDS/watercourses in the public realm.
- Develop green infrastructure that has the potential to add value and sense of place to the future development.
- Develop a landscape-led approach that contributes to the sense of place.

### (FC11)

6.5.40 The 'Hoover Strategic Regeneration Area' (**HSRA**) is a key regeneration site for the County Borough. Merthyr Tydfil's growing reputation as an attractive, sustainable and well-connected place will be enhanced by the significant regeneration project with sustainable transport at its heart.

6.5.41 The South Wales Metro, with high frequency light rail connections, will be the catalyst for the development of a sustainable, mixed use, neighbourhood in which new businesses, homes, shops and parkland will flourish in a riverside environment with excellent links to the green hillsides, the Taff & Trevithick trails and the amenities of Merthyr Tydfil Town Centre. Redevelopment of the area has the potential to maximise opportunities provided from planned transport infrastructure investment (increases in service capacity, Pentrebach station and park and ride improvements and a potential future new metro station) and provide a small element of retail provision to support 440 homes and employment land.

6.5.42 Development at the 'Hoover Strategic Regeneration Area' will be informed by the development of a master plan. The Council has worked with Welsh Government and Transport for Wales to prepare a draft Framework Masterplan (June 2018) for the area. This has been informed by a proving layout that indicates densities of between 30 to 45 dwellings per hectare. It has also identified ~~6.5~~ **1.5** hectares of vacant ~~and underused~~ land for new employment use at **the former Hoover Factory car park and future opportunities at** the Willows/Abercanaid Industrial Estate. The Framework Master plan also seeks to reflect sustainable placemaking principles and reflect the legacy of the Hoover Factory site. (FC26)

**6.5.43 The Vision for the Hoover Strategic Regeneration Area set out in the framework masterplan is:**

**To create Pentrebach Village; a mixed use neighbourhood of new homes and businesses in a strong waterside environment and with excellent connectivity to the rest of the Capital City Region.**

**6.5.44 In realising this Vision, development proposals for the Hoover Strategic Regeneration Area should incorporate the sustainable placemaking and design requirements set out in this policy. These issues are covered in more detail in the HSRA framework masterplan.** (FC11)

6.5.45 The Strategic Flood Consequence Assessment (**SFCA**) ~~and additional flood modelling at Abercanaid~~ prepared to inform the Plan has identified redevelopment sites at Dragon Parc and Land West of Gethin Street are located within or accessed from areas of flood zone C2 of the NRW Development Advice Map. In accordance with national policy, areas of highly vulnerable development (including residential) should not be allocated.

6.5.46 Hydraulic modelling for the Nant Canaid prepared by the land owners of the Dragon Parc site has indicated that physical mitigation measures **are likely to be required** ~~be implemented~~ to bring forward acceptable proposals for residential development ~~for~~ **on** parts of the site. Any mitigation works would need to be undertaken and a flood map challenge sought prior to any proposals for highly vulnerable development being considered. Consequently, the redevelopment sites west of the River Taf are not identified for residential development in the Plan, however it is hoped that acceptable development proposals would come forward during the Plan period. The Council will work with the land owners of these sites to bring forward acceptable development proposals. **Further refinements to the HSRA framework masterplan may be necessary to account for flood mitigation measures, and any other appropriate issues that arise as part of future regeneration proposals.** (FC11)



**6.5.47** The HSRA framework masterplan has also identified approximately 6.5 hectares of vacant and underused land for new employment uses at the Willows/Abercanaid Industrial Estate. These areas are located to the north of the HSRA and are within, or partly in, flood zone C2. The SFCA has indicated that there may be opportunity for new employment uses in these areas where these are for less vulnerable development. Proposals for less vulnerable development in flood zone C2 must demonstrate that they satisfy the justification and acceptability tests set out in Technical Advice Note (TAN) 15. The SFCA has indicated that this may be possible and in areas where flood depths exceed acceptable thresholds, ground raising can be considered where there are no third party impacts on flood risk. Development proposals for less vulnerable development in these areas should therefore be accompanied by a Flood Consequence Assessment demonstrating the acceptability of the proposal. (FC11)

### Policy SW7: The Former Ivor Steel Works Regeneration Site

Appropriate development on the former Ivor Steel Works site in Dowlais will be supported.

**6.5.45 ~~48~~** The former Ivor Steel Works site in Dowlais offers the potential to stimulate regeneration, economic growth and environmental improvements in the Primary Growth Area. Although a detailed masterplan exists for a mixed use development known as 'Project Heartland', the current viability deficit is such that the plan cannot reasonably rely on the site to deliver development within the plan period. Nevertheless, should proposals for appropriate development or funding proposals be forthcoming, they could be supported subject to adherence to other relevant policies.

### **Gypsy and Travellers**

#### 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.

**6.5.46 ~~49~~** National guidance recognises the need for a criteria based Policy in order to assess proposed private or other gypsy and traveller sites, in order to



meet future or unexpected demand. Policies must be fair, reasonable, realistic and effective in delivering sites. Accordingly, Policy SW8 sets out the criteria for new gypsy and traveller accommodation. The demand for Gypsy Traveller pitches to 2031 can be accommodated on the Glynmill Site<sup>45</sup>. Policy SW8 is included for the consideration of unanticipated residential or transit site demand.

**6.5.47 50** Where the proposal is considered to be justified under the policy, planning permission will be restricted to the applicant and their dependent resident family. The suitability of the site in terms of access to essential services and facilities and potential highway safety will be an important factor in considering proposals. Proposals will also be expected to be able to provide utility services and infrastructure without causing unacceptable environmental impacts.

**6.5.48 51** The Council may impose planning conditions to control business uses and associated buildings on the site to ensure that they remain ancillary to residential use. In this regard and where relevant, planning applications should be accompanied by details of any proposals for the storage of plant and equipment associated with the business activities of those living on the site.

**6.5.49 52** In all cases, the standards and design must have regard to the Mobile Homes (Wales) Act 2013 and the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites 2014.

### ***Planning Obligations***

**6.5.50 53** To support a growing population, a full range of social, health, leisure and education facilities, including affordable housing, are necessary. As development sites are selected for the deposit plan, critical infrastructure enabling development to be acceptably accommodated will be identified and secured through the use of Planning Obligations and the Community Infrastructure Levy. National development management policy explains the appropriate use of 'Planning Obligations and the Community Infrastructure Levy'<sup>46</sup>.

### Policy SW9: Planning Obligations

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

<sup>45</sup> Merthyr Tydfil County Borough Council Gypsy Traveller Accommodation Assessment Update 2018

<sup>46</sup> Planning Policy Wales (Edition 9, 2016).

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.

~~6.5.51~~ **54** Access to a range of good quality community infrastructure is essential in the creation of sustainable places. Policy SW8 aims to ensure that all new development in the County Borough is supported by infrastructure that helps to create such places. Community infrastructure will be secured either through conditions attached to planning permissions; planning obligations contained within a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended); or through levy receipts under the Community Infrastructure Levy Regulations (CIL) 2010 (as amended) as the Council adopted CIL in June 2014.

~~6.5.52~~ **55** As CIL is in place in the County Borough, it is essential to ensure that there is no 'double counting' in regard to securing obligations. Given the types of infrastructure that are included in the Council's Regulation 123 List of Infrastructure, there is fairly limited scope what can be secured through S106 agreements, and Policy SW8 reflects this.

~~6.5.53~~ **56** The primary obligations that the Council will seek to secure through S106 agreements are affordable housing (on-site or a financial contribution), and on-site open space provision on sites of 10 dwellings or more. However, in order to allow the Council to secure other obligations where necessary, criterion 4 is included, and allows this, provided that any obligations are not included within the Council's Regulation 123 List of Infrastructure; and satisfy the tests outlined in Regulation 122 of the CIL Regulations (2010 (as amended)).

~~6.5.54~~ **57** Development viability is always a key consideration when securing planning obligations. Where developers contend that Section 106 requirements, in combination with CIL liability, are too onerous and will potentially make a development unviable, they will be expected to submit a

breakdown of the development costs and anticipated profits based on properly sourced evidence. Any subsequent reduction on this basis is only likely to be justified where there is planning merit and / or public interest in the site being developed e.g. the reuse of a listed building or the regeneration of an area; and the development is acceptable in regard to other planning considerations.

6.5.55 **58** The levels of affordable housing sought in this policy reflect the findings of the 2018 Viability Assessment, which recommends that levels of affordable housing (and CIL) currently being sought, remain appropriate across the County Borough.

6.5.56 **59** With regard to planning obligations being sought for the provision or improvements of open space, together with appropriate maintenance contributions, these will include the creation of new on-site facilities where there is a quantitative or qualitative deficiency in open space provision in the area. The precise nature of new provision will be identified at planning application stage in accordance with standards included in the Open Space Strategy.

6.5.57 **60** The obligations listed in this policy are not listed in order of priority. Where it is necessary to prioritise planning obligations, the Council will do so on a site by site basis, having regard to the specifics of the development at that time and in light of the statutory tests. For further information on site specific infrastructure requirements, reference should be made to Section 7: Site Allocation Details.

6.5.58 **61** For further information on thresholds, targets and the level of affordable housing need, reference should be made to the LDP Background Paper: Affordable Housing, the LDP Viability Assessment (2018) and the Local Housing Market Assessment.

### **Green Infrastructure and Sustainable Design**

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

**Development proposals that improve the quality, quantity or access to open space will generally be supported.**

Development proposals that would have an unacceptable adverse impact **on** or result in an unjustified **a** loss of open space will not be permitted unless: **(FC12)**

- 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 **conserve and enhance biodiversity and improve** ~~enable~~ access to nature, the following Local Nature Reserves (LNRs) are proposed: **(FC13)**

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.

~~6.5.59~~ **62** Open spaces which are accessible, well-designed and maintained make a significant contribution to our local well-being objective for children and adults to have good physical and mental wellbeing. They can help to create a sense of place and mitigate the impacts of climate change. In addition, they may be of nature conservation value or have historic significance.

~~6.5.60~~ **63** Accordingly, our Open Space Strategy and associated Action Plans <sup>47</sup> provide a long-term framework to protect and improve the quality and accessibility of our network of 139 open spaces recorded in the Open Space Strategy. These are shown on the LDP Constraints Map.

~~6.5.61~~ **64** Our focus is on improving the quality of our existing open spaces and in particular improvements made to 21 'priority' open spaces. This will be monitored annually through the Open Space Strategy Annual Monitoring Report<sup>48</sup>.

~~6.5.62~~ **65** A number of these 'priority' open spaces are proposed as Local Nature Reserves (LNRs) as a means of connecting people with nature. In response to the Open Space Strategy, these will provide opportunities to work with the local community to improve them. Some additional sites are also proposed across the County Borough on the basis of having the potential to

<sup>47</sup> Merthyr Tydfil County Borough Council Open Space Strategy Action Plans 2016

<sup>48</sup> Merthyr Tydfil County Borough Council Open Space Strategy Annual Monitoring Reports.

diversify a wide variety of habitats, in addition to the existing Cwm Taf Fechan LNR. All 12 LNRs are shown on the LDP Proposals Map.

~~6.5.63~~ **66** The places that we create have a profound effect upon the quality of life of people who live and work in them. Good design ensures the built environment is accessible to communities as a whole and is critical to the acceptance of new development and, as such, is essential to meeting our local well-being objectives<sup>49</sup>.

~~6.5.64~~ **67** There are strong economic reasons for supporting well-planned environments and good design. Good design is also recognised as a factor in health and well-being, community cohesion, reducing crime and mitigating the predicted effects of climate change.

~~6.5.65~~ **68** High quality, sustainable and inclusive design underpins 'Sustainable Development' and is defined in PPW and TAN 12: Design (2016). When making decisions on planning applications, the presumption in favour of sustainable development <sup>50</sup> applies ensuring social, economic and environmental issues are balanced and integrated including tackling poverty and inequality and ensuring access for all.

### 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:

1. be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
2. integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;
3. 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;
4. contribute to the provision of green infrastructure, including open space in accordance with the Council's standards, sustainable drainage systems where appropriate, and ensure that the County Borough's network of green infrastructure is accessible and connected;

---

<sup>49</sup> Merthyr Tydfil County Borough Council, Local well-being statement (2017).

<sup>50</sup> Planning Policy Wales, ~~Section 4.2 (Edition 9, 2016)~~ **Page 9 (Edition 10, 2018)**

5. 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;
6. incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;
7. minimise the demand for energy and, where appropriate, utilise renewable energy resources;
8. provide **and protect (FC15/FC29)** relevant utility services and infrastructure without causing any unacceptable environmental impacts;
- 9. incorporate measures to improve ground and surface water quality wherever possible; (FC14)**
- ~~9.~~ **10.** provide adequate facilities and space for waste collections and recycling; and
- ~~10.~~ **11.** promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.

~~6.5.66~~ **69** The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies that they must carry out sustainable development. The planning system is central to achieving this as The Planning (Wales) Act 2015 introduced a statutory purpose for the planning system in Wales – **that** any statutory body carrying out a planning function must exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. **The Environment (Wales) Act 2016 also places a duty on all public bodies in Wales to maintain and enhance biodiversity including promoting the resilience of ecosystems through the exercise of their functions. (FC16)**

~~6.5.67~~ **70** The LDP as a whole aims to ensure that Merthyr Tydfil County Borough is developed sustainably, with a strategy proposing a sustainable level of population growth. Policy SW11 will aim to guide proposals for development to create sustainable places through high quality design.

~~6.5.68~~ **71** This policy will be a key tool in meeting LDP objectives relating to open space, design and the environment. The policy will also ensure that the level of growth proposed in the LDP strategy comes forward in an appropriate manner, considering both the context of the existing landscape and townscape, whilst also aiming to achieve the highest possible standard of design.

**6.5.72 Amongst the list of detailed considerations the policy requires the provision and integration of Green Infrastructure in new development proposals. The integration of Green Infrastructure is important as it can realise other positive benefits to health and wellbeing. This can include for example, the provision of healthy and active environments, flood management, water and air quality improvements, reduced noise pollution, climate moderation, climate change mitigation and food production. Examples of features that can help address**

these wider objectives can include landscaping, green roofs, grass verges, sustainable urban drainage, open spaces and gardens.

**6.5.73** Green infrastructure is the network of natural and semi-natural features that intersperse and connect places at various scales. At the landscape scale, green infrastructure can comprise entire ecosystems such as wetlands, waterways and mountain ranges. At a local scale, it can comprise the County Borough's Local Nature Reserves, parks, fields, woodlands, public rights of way, allotments, cemeteries and gardens. At smaller scales, it can include individual features such as trees, hedgerows, roadside verges, and green roofs.

**6.5.74** The Council's Biodiversity Action Plan and future Nature Recovery Action Plan will identify local biodiversity issues and opportunities for green infrastructure enhancement that can inform the planning and design of development proposals. Examples of landscape scale green infrastructure within the County Borough that can provide enhancement opportunities and which are areas of high biodiversity value include former mineral and coal spoil tips and the Coedcae (Fridd) mosaic habitats that exist on predominantly steep valley sides between the valley floor and upland areas. The Council's Open Space Strategy and associated Local Nature Reserves can also be used in the consideration of potentially suitable locations for offsite compensation where there is unavoidable loss of sites important for biodiversity.

~~6.5.69~~**75** Other policies contained within the Plan also cover issues relating to design and placemaking due to their links with environmental and wellbeing objectives. For example, with Policy EnW4 containing ~~key environmental~~ protection considerations and policy EnW1 sets out the Plan's nature conservation and ecosystem resilience requirements that will need to be taken into account alongside this policy when ~~considering any~~ preparing development proposals. **(FC16)**

~~6.5.70~~**76** Returns for the Development Management Quarterly Survey<sup>51</sup> will monitor the plans contribution to sustainable design and placemaking.

## **Transportation**

~~6.5.71~~**77** The County Borough's role and location within the Cardiff Capital Region means that commuting will inevitably continue to and from Cardiff, neighbouring areas and the wider region.

~~6.5.72~~**78** Our rail and bus service will be modernised and incorporated into the South Wales Metro network which will bring significant improvements in

---

<sup>51</sup> [Welsh Government Development Management Quarterly Survey](#)



journey time and frequency between Merthyr Tydfil and Cardiff. Being more readily connected with other areas in the Cardiff Capital Region will improve access to employment, services, facilities, recreation, and social opportunities.

**6.5.73 79** In order to reduce the need to travel, in particular by private motor vehicles, we will locate development in accessible locations with good connections to sustainable transport, including bus, ~~and~~ train **and active travel** routes. We will also seek to ensure proposals are designed to promote the use of sustainable transport and support the provision of new and improved facilities. **(FC17)**

### 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.

**6.5.74 80** The Plan recognises the Transport Hierarchy and national policy aims to reduce the need to travel, particularly by private motor vehicles, by supporting healthy and sustainable transport options and encouraging a modal shift. Moreover, the relative compactness of our settlements offers good opportunities for alternatives to local car trips. Consequently, development proposals that encourage a shift towards sustainable transport modes and build upon opportunities for better integration will be supported.

- ~~6.5.75~~ **81** At the top of the transport hierarchy are efforts to promote walking and cycling. Our existing and proposed Active Travel Routes identified for phased improvement over the plan period, are illustrated on the County Borough's Active Travel Integrated Network Map. These routes have been identified on the Proposals Map. Significant socio-economic benefits would be brought by re-connecting Merthyr Tydfil and Aberdare through the disused Merthyr to Abernant railway tunnel, and as such is included on the Integrated Active Travel Network Map. Other important existing walking and cycling routes that provide opportunities, such as the National Cycle Network, including The Heads of the Valleys Route, The Celtic, The Taff, Trevithick and Taff Bargoed Trails, are as shown on the Constraints Map.
- ~~6.5.76~~ **82** Strategic improvements to our transportation network are identified in the National Transport Finance Plan, the South East Wales Valleys Local Transport Plan, and the Cardiff Capital Region City Deal.
- ~~6.5.77~~ **83** A modern, accessible, integrated and sustainable transport system is sought by the South-East Wales Valleys Local Transport Plan and this is supported through the identification of the proposed new bus station at Swan Street and South East Wales Metro (Merthyr Tydfil Valley line) improvements. The close proximity of a new central bus station and terminus for the 'South - East Wales Metro' within the southern end of the Town Centre will help increase the use of public transport. Importantly, a new and electrified public transport fleet will improve air quality and reduce noise pollution experienced in this area.
- ~~6.5.78~~ **84** The provision of transportation infrastructure at an early phase in the development at the 'Hoover Strategic Regeneration Area' will ensure that sustainable travel patterns can be embedded. The modal shift away from commuting by private car on the A470 between Merthyr Tydfil and Cardiff will be supported by including small scale park and ride facilities in close proximity to the South Wales Metro network. As such park and ride facilities are proposed and land safeguarded for a new metro station at the Hoover Strategic Regeneration Area.
- ~~6.5.79~~ **85** Dependent upon viability there is potential to introduce passenger use along the Cwmbargoed mineral freight line from Trelewis to Ystrad Mynach and its future use is safeguarded. Land for the possible future extension of this line to Dowlais Top is also safeguarded.
- ~~6.5.80~~ **86** The Plan also has regard to the on-going dualling of the A465, which will improve connections with the Ebbw Vale Enterprise Zone, the Swansea Bay City Region and the M50, and improvements to the A470 corridor (Taff's Well to Merthyr) supported by the National Transport Finance Plan.

Consequently, land required for the duelling of the A465 (T) Heads of the Valleys Road is also safeguarded.

### **Community Facilities**

~~6.5.81~~ **87** Access to community facilities, which provide day-to-day opportunities to meet and participate in community life, can help combat feelings of isolation and are important to creating cohesive communities.

~~6.5.82~~ **88** A catalyst for community action, projects where the benefits and/or profit return to local residents are hugely important. We will work proactively with communities to ensure their acceptability.

### 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.

~~6.5.83~~ **89** Community facilities perform various functions which cover a broad range of activities and services that can be delivered by the public, private and third sectors. They are facilities used by local communities for social, leisure, educational, recreational, spiritual and cultural purposes. They include such amenities as community centres and meeting places, community halls, places of worship, libraries, education and training facilities, leisure and recreation facilities, and public houses.

~~6.5.84~~ **90** The provision and retention of community facilities foster cohesive communities and contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable communities.

~~6.5.85~~ **91** Proposals promoting alternative uses of community facilities will require robust evidence that demonstrates the facilities are no longer required or

such a loss would not have a detrimental impact upon local service provision. Development proposals will therefore need to be supported by evidence which demonstrates that community buildings or facilities are either no longer required for their original purpose or are no longer economically viable. Statements of justification could include evidence that alternative provision is available within close proximity to the proposal site, and which satisfies local needs. Proposals will be required to demonstrate that the premises have been appropriately and actively marketed for a minimum of 6 months and that genuine effort to sell or let the property over that period have been unsuccessful. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period.

### **6.6 Improving our Cultural Well-being**

- 6.6.1 The sense of pride and pleasure a community feels in its surroundings and the attractiveness to visitors is significantly impacted by the maintenance and upkeep of buildings of historic value.
- 6.6.2 Having been the most productive centre of iron making in the world, Merthyr Tydfil has profound historic and cultural substance which is a significant asset for the County Borough's appeal and distinctiveness. Accordingly, our local well-being objective is to support our communities to protect, develop and promote our heritage and cultural assets.
- 6.6.3 The sense of pride and pleasure a community feels in its surroundings and the attractiveness to visitors is significantly impacted by the maintenance and upkeep of buildings of historic value.
- 6.6.4 Our heritage's conservation and our understanding of it are enhanced greatly by the Merthyr Tydfil Heritage Trust and our own proactive approach to the historic environment will be evident in the emerging 'Historic Environment Strategy'.<sup>52</sup>

#### Policy CW1: The Historic Environment

The integrity of our historic 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 the historic or cultural importance of our historic environment assets.

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

---

<sup>52</sup> The Merthyr Tydfil Heritage Strategy

- 6.6.5 Although much of our historic environment is fragile and can easily be compromised by poor design, its careful conservation can help bring positive change, enterprise and regeneration.
- 6.6.6 Designated historic environment assets present in the County Borough include:
- Merthyr Tydfil Landscape of Outstanding Historic Interest in Wales;
  - Gelli-gaer Common Landscape of Special Historic Interest in Wales;
  - Cyfarthfa Park (Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales);
  - Aberfan: Cemetery, Garden of Remembrance and Former Tip and Slide Area (Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales);
  - Cefn Coed Cemetery (Register of Landscapes, Parks and Gardens of Special Historic interest in Wales);
  - Scheduled Ancient Monuments;
  - Conservation Areas and
  - Listed Buildings including the Grade I listed Cyfarthfa Castle.
- 6.6.7 Clear guidance with respect to the preservation or enhancement of the historic environment is contained within National Planning Policy and Guidance.
- 6.6.8 When preparing development proposals that may affect the historic environment it is of primary importance to understand the value and significance of individual historic assets. This should be achieved through the preparation of a 'Statement of Significance' to accompany development proposals, which assesses the evidential, historical, aesthetic and communal value of the asset in accordance with the Cadw's 'Conservation Principles' publication (March 2011). It should also be assessed through consulting the Historic Environment Record (HER) provided by Cadw. Cof Cymru is Cadw's online records resource of scheduled monuments, listed buildings and registered landscapes of historic interest in Wales. The statutory historic environment records are managed and kept up-to-date by the four regional Welsh archaeological trusts (Glamorgan and Gwent Archaeological Trust (GGAT) in South East Wales). A thorough understanding of the heritage asset will lead to better informed proposals for alterations and sustainable reuse and should be evidenced through the submission of a heritage impact statement as advocated in TAN 24: Historic Environment (May 2017).

- 6.6.9 The Plan seeks to ensure that the conservation of the whole historic environment is taken into consideration in the determination of applications in relation to statutorily designated and non-statutory designated heritage and cultural assets. Although this will include consideration of the setting of an historic asset which might extend beyond its curtilage, it does not preclude carefully considered contemporary design. Development proposals will be judged for their effect on the architectural quality, historic and cultural significance, character, integrity and setting of those assets. In addition, the management of the individual historic assets and landscapes will require consultation with the Council and GGAT Archaeological Advisors.
- 6.6.10 In recognition of the cultural and historical importance of landscapes and their need for careful management, a Register of Landscapes of Outstanding and Special Historic Interest in Wales<sup>53</sup> identifying Historic Landscapes across Wales that are of national importance was produced. The Register is a non-statutory advisory register; its primary aim is to aid their protection and conservation. In particular, Welsh Government advises that the register should be taken into account in considering the implications of developments which meet the criteria for Environmental Impact Assessment (EIA) that would have more than local impact on the registered area. In addition, green infrastructure, **historic, cultural and landscape character** assessments should be used **where available** to identify and better understand historic landscape to ensure their qualities are protected and enhanced. **(FC18)**
- 6.6.11 The Register of Parks and Gardens of Special Historic Interest in Wales<sup>54</sup> form an integral part of the historic and cultural fabric of Wales. Their importance is recognised in the Historic Environment (Wales) Act 2016 and a statutory register will come into force which will incorporate the previous non-statutory Register. Statutory registered parks and gardens will continue to be afforded protection in accordance with PPW which advises that the effect of a proposed development on a registered park or garden, or its setting, should be a material consideration in the determination of planning applications.
- 6.6.12 **Some parks, gardens and landscapes may not meet the special criteria required to merit inclusion on a national register. However, they may be nevertheless seen as making a particularly important contribution to the historic character of the landscape at a more local level, raising awareness and heightening a feeling of local distinctiveness. Whilst such landscapes should not prevent change they should be used to inform the process of**

---

<sup>53</sup> Prepared by Cadw in partnership with the Countryside Council for Wales (now Natural Resources Wales) and the International Council on Monuments and Sites (ICOMOS UK).

<sup>54</sup> Prepared by Cadw/ICOMOS

**change and appropriate consideration should be given to the conservation of their legacy. (FC19)**

- 6.6.12 **13** The statutory register of Scheduled Ancient Monuments (SAM) is maintained by Cadw, the Welsh Government's Historic Environment Service. Scheduled Monument consent is required for all proposals that would (potentially) damage, demolish, remove, repair, alter, add to, flood or cover up a SAM. National policy presumes in favour of the physical protection *in situ* of nationally important archaeological remains where they or their settings are likely to be affected by proposed development.
- 6.6.13 **14** Council Street and Urban Street, Cwmfelin, Cyfarthfa Park, Dowlais, Merthyr Tydfil Town Centre, Morgantown, Thomastown and Treharris are designated Conservation Areas. National planning policy and guidance contains a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas. Such measures are identified and detailed in their respective Conservation Area Appraisals and Management Plans (CAMPs). These should be fully taken into account when considering development proposals within or adjacent to a designated conservation area. Where a heritage impact statement is required to accompany an application for conservation area consent it should clearly set out how the development preserves or enhances the conservation area in line with its appraisal and associated management plan.
- 6.6.14 **15** Listed buildings are designated by Cadw who maintain the statutory 'List of Buildings with Special Architectural or Historic Interest'. National planning policy and guidance contains a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration will be the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses. Applications for Listed building consent will also require a heritage impact statement demonstrating why the proposal is desirable or necessary and the impact of any change on its significance. Along with this legislation, this LDP Policy affords appropriate protection to existing statutory listed buildings and others that may be added to the list by Cadw over the Plan period.
- 6.6.15 **16** Many buildings, structures and archaeological remains that do not meet the very special criteria to merit inclusion on the statutory list or scheduling are nevertheless of value to the identity of the area for their



contribution to local built character and/or cultural and historical importance. The Council's Built Environment Strategy and Action Plan contains objectives to identify local historic assets of special local interest and to consider formalising a 'local list' of buildings and structures which make an important contribution to local distinctiveness. While identification does not currently afford any additional statutory protection to such buildings, it is the intention of this Policy to ensure that full consideration is given to their conservation and continued use, either through individual conservation works or as part of a wider regeneration schemes. In cases involving less significant archaeological remains, the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development will be considered.

**6.6.16 17** Cadw have identified Urban Character Areas.<sup>55</sup> Urban character describes and explains the historic character of a town, giving a focus to local distinctiveness and appreciation of the full value of the historic environment. This includes the integrated and interdependent character of the pre-eminent urban industrial landscape, encompassing industrial sites, routes and residential and commercial districts. The aim of this LDP Policy is to support positive strategic planning, localised management initiatives, regeneration and conservation schemes. Nine Urban Character Areas are proposed at:

- Town Centre: High Street and Pontmorlais;
- Thomastown and Penyard;
- Twynyrodyn, including Ysgubor Newydd and Penyrheol;
- South of the Town Centre: Plymouth Street Area;
- Cyfarthfa: Park and Ironworks;
- Williamstown, Cae Pant Tywll and Morgantown;
- Penydarren;
- Georgetown and Ynysfach and
- West Merthyr, including Heolgerrig and Gellideg.

**6.6.17 18** GGAT have identified Archaeologically Sensitive Areas<sup>56</sup> within the County Borough. The purpose of this non-statutory designation is to assist those who are planning development in areas where there is a known archaeological resource or where it is likely that remains may be sensitive to development pressures. It is not intended to restrict development, but to ensure that proposals are sensitive to the preservation of archaeological remains. National planning policy and guidance stresses the need to evaluate sites, record them and preserve those that are most important. Developers should therefore identify the likely archaeological resource within

---

<sup>55</sup> Merthyr Tydfil: Understanding Urban Character, Cadw, 2015

<sup>56</sup> Archaeology and Archaeologically Sensitive Areas background paper, GGAT, 2017

the proposed development area and consider introducing appropriate mitigation measures into the proposal to protect the identified resource. Nine Archaeologically Sensitive Areas are proposed at:

- Cyfarthfa Castle and Park;
- Cyfarthfa Ironworks and Infrastructure;
- Penydarren Roman Fort and Environs;
- Penydarren Ironworks;
- Prehistoric Enclosures; Morlais Castle; Morlais Castle Quarries;
- Dowlais Ironworks; Supporting Infrastructure; Dowlais Gas;
- Plymouth Ironworks; Trevithick's Tunnel; Associated Infrastructure;
- Merthyr Tydfil West: Heolgerig, Winch Fawr, Cwm Du, Cwm Glo and
- Gelligaer Common.

### 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.

~~6.6.18~~ **19** The Cyfarthfa Heritage Area is based around the Grade 1 listed Cyfarthfa Castle, a large 19<sup>th</sup> century mansion with registered park and gardens, and the Cyfarthfa Iron Furnaces, a SAM, with extensive archaeological evidence of the former workings below the furnaces. The lake doubled as a holding pond for water supply to the works, carried on a Leat that crossed the river on the Pont-y-Cafnau. The area also includes elements of historic waste tips, industrial uses and the wooded corridor of the Taf Fawr and Taf Fechan rivers.

~~6.6.19~~ **20** The area comprises the implementation of three separate projects and plans. Firstly a masterplan<sup>57</sup> was prepared to guide the future management of Cyfarthfa Castle, Park and Ironworks. The intension was to lead on the enhancement of the overall attraction, as well as its conservation for future generations which will have a significant impact on the area's value to the local community and visitors. Plans are also in place to redevelop a large proportion of the Castle to incorporate a new Museum Learning Zone, Collections Store, Research Centre and Enterprise Centre to the first floor. In October 2017, the Council also worked with partners and stakeholders to undertake a design Charrette that reviewed the industrial heritage assets and potential future development of the area. The 'Crucible' design Charrette report was prepared by the Design Commission for Wales and Geraint Talfan Davies and sets out recommendations for potential regeneration strategies.

---

<sup>57</sup> Cyfarthfa Heritage Area Master Plan – Final Report

~~6.6.20~~ **21** Secondly, the grade II\* listed park and gardens has been subject to enhancement comprising restoration works to the park's key heritage features including improved interpretation, increased access, upgrading of its visitor facilities and landscaping works. The overall project has enabled the park to increase its current heritage tourism offer, visitor numbers and volunteering schemes.

~~6.6.21~~ **22** Lastly, the area includes the Gurnos Quarry Tramway and Leat, a SAM, which has had restoration and renovation. The tramway which runs adjacent to the Leat was redeveloped using original sleepers and received over 30,000 visitors in its first year of opening. The Leat, an ancient watercourse structure, supplying water to the lake, is recognised as part of the Cwm Taf Site of Special Scientific Interest (SSSI) providing the habitat for a variety of flora and fauna.

## **6.7 Improving our Environmental Well-being**

6.7.1 Our natural environment provides important services essential to our well-being. Ecosystems, species, freshwater, land, minerals and the air all have inherent value. However they are not always accounted for in financial models which can lead to their over-exploitation for short term gains rather than their maintenance for long-term benefit.

6.7.2 Environmental information from the South-East Wales Biodiversity Recording Centre (SEWBeC) along with the State of Natural Resources Report<sup>58</sup> helps our understanding of the environment and confirms that overall our 'natural environmental capital' is in decline.

6.7.3 Our changing climate is also a significant threat to our biodiversity. Native species are predicted to suffer as they seek new migration routes and as alien and invasive species thrive. Warmer, drier summers will reduce river flows and water availability in the summer. People, property and infrastructure are likely to be affected by flooding from extreme weather events.

6.7.4 Our local well-being objective is for communities to protect, enhance and promote our natural environment and countryside. This comprises a network of multi-functional green infrastructure including undeveloped countryside, landscaped areas, geology, trees, woodlands, hedgerows, green spaces, growing spaces, play areas, gardens, recreational routes, rivers, streams and ponds as well as specific ecological interests such as priority habitats and species together with designated sites.

---

<sup>58</sup> Natural Resources Wales State of Natural Resources Report September 2016.

- 6.7.5 The Merthyr Tydfil Biodiversity Partnership brings together the many active environmental groups in the County Borough. Their aim is to reverse the fragmentation of our natural environment by restoring ecological networks and improving land management practices. The focus is on the implementation of the Merthyr Tydfil Biodiversity Action Plan 2014-2019<sup>59</sup> and the progression of the Merthyr Tydfil Nature Recovery Action Plan 2018-2023<sup>59</sup>.
- 6.7.6 Whilst protecting, managing and enhancing our environmental assets, the Plan seeks to accommodate growth. Most importantly, adverse impacts on Natura 2000 sites<sup>60</sup> must be avoided and this is considered in depth by the accompanying Habitats Regulations Assessment Screening Report<sup>61</sup>.
- 6.7.7 Our County Borough has a rich geology and a mixture of quality habitats influenced by our industrial past supporting habitats and species of principal importance for biodiversity conservation in Wales. The Environment (Wales) Act<sup>62</sup> introduces an enhanced biodiversity and resilience of ecosystems duty (the Section 6 duty), which highlights biodiversity as an essential component of ecosystem resilience. This includes having regard for the (Section 7) list of habitats and species of principal importance for Wales. To address nature conservation and enhancement objectives, the following Plan policies set out how new development proposals will be considered.

### 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.

### **6.7.8 The Environment (Wales) Act 2016 places a duty on public bodies to maintain and enhance biodiversity in the exercise of their functions, and in so doing, to promote the resilience of ecosystems. Ecosystem resilience involves considering the extent, diversity, connectivity and condition of species and habitats as set out in the Environment (Wales) Act. The Council will seek to**

<sup>59</sup> Merthyr Tydfil Nature Recovery Action Plan 2018-2023 fulfils MTCBC Statutory Obligations under the Environment (Wales) Act 2016

<sup>60</sup> A network of core breeding and resting *sites* for rare and threatened species, and some rare natural habitat types which are protected in their own right.

<sup>61</sup> Merthyr Tydfil County Borough Council, Habitats Regulations Assessment I Screening Report 2018

<sup>62</sup> Environment (Wales) Act 2016, Part 1 section 6

ensure new development contributes to these aims through Policy EnW1 and the Plan's other development management policies.

**6.7.9** The Council's Biodiversity Action Plan and future Nature Recovery Action Plan will identify local biodiversity issues and opportunities for enhancement and will supplement the information contained in NRW's Area Statements. As well as identifying opportunities to promote ecosystem resilience, the Council's Open Space Strategy and associated Local Nature Reserves can also be used to identify potentially suitable locations for securing offsite compensation. Further information regarding the consideration of Green Infrastructure in new development can be found under policy SW11: Sustainable Design and Placemaking.

**6.7.6** **10** The biodiversity value of a proposed development site should be established at the earliest opportunity. This will typically be established through appropriate biodiversity surveys of the site and ecological impact assessments undertaken by a suitably qualified ecologist which will be proportionate to the nature of development proposals and potential impacts on biodiversity. Further guidance on undertaking biodiversity surveys is provided in the Council's Nature and Development Supplementary Planning Guidance. The biodiversity value of sites should be assessed in national and local contexts. By virtue of their designation, nationally designated sites have the highest conservation value. Other sites such as SINCs or those sites that support a habitat or species of principle importance should be assessed individually. In particular, the biodiversity value of local sites may be increased by having any of the following attributes; diversity, rarity, naturalness, size, typicalness, fragility or irreplaceability.

**6.7.7** **11** Other features that may increase the importance of a site are, for example, where the site supports a specific species or assemblage, provides habitat connectivity or acts as a 'stepping stone' for species migration, dispersal or genetic exchange, provides habitat connectivity or where the site acts as a buffer zone to a designated site. Sites with one or more of these attributes will typically have higher biodiversity value than those with less.

**6.7.8** **12** ~~Where a site has biodiversity value, and~~ Where the development will be likely to have an adverse impact on biodiversity, the need for development must be weighed against the biodiversity value of the proposed development site. Where a development will have an adverse impact on the biodiversity value of a site, the development must demonstrate that the need for the development clearly outweighs the biodiversity value of the site.

6.7.9 **13** Developers must demonstrate what measures have been taken to avoid an adverse impact on biodiversity and what mitigation measures will be undertaken to minimise the impact on biodiversity. Where reasonable avoidance measures and mitigation are not sufficient in minimising an adverse impact, any residual impact should be addressed by appropriate and proportionate compensation measures. Compensation should ~~ideally~~ be located as close as possible to the original site and be on a 'like-for-like' basis **with the aim to maintain or enhance biodiversity interests**. Mitigation measures and compensation sites should **therefore** be chosen so **that they are located appropriately to provide for ecological connectivity, resilience and serve** as to maintain **and enhance** biodiversity features or resources.

6.7.10 **14** ~~It is nearly always possible to provide Biodiversity enhancement on development sites~~ **can be achieved by incorporating green infrastructure features into development proposals. As a minimum, the** levels of enhancement should be commensurate with the level of adverse impact and **proportionate to** the scale of development **although opportunities for greater enhancement should be considered wherever possible.** Mitigation **Enhancement** features that can be included could include: small animal underpasses, bird **and bat** boxes on new build, vegetated dark flight corridors, ponds, hedgerows, native species in **new** planting schemes, ~~new~~ **and wildlife**-friendly **sustainable** drainage **systems**. These features not only mitigate and enhance, but also significantly contribute towards sustainability and natural resource planning; ensuring that new developments are "future-proof" allowing for migration and colonisation in response to climate change.

6.7.11 **15** The Council's Nature and Development Supplementary Planning Guidance provides further advice and guidance for developers on the Council's approach to nature conservation and biodiversity issues, **including for example guidance for undertaking suitable site surveys and ecological impact assessments.** (FC21)

#### Policy EnW2: Nationally Protected Sites and Species

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

1. The population **size, range, and** distribution and **long-term prospects** 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 **conservation, enhancement,** avoidance, mitigation and compensation measures are provided. (FC22)

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.

6.7.12 **16** For the purposes of the policy, nationally designated sites include Sites of Special Scientific Interest (SSSI). Within Merthyr Tydfil, there are two Sites of Scientific interest (SSSIs), the Cwm Taf Fechan **Woodlands SSSI** and the Cwm Glo **a Glyndrys SSSI**. These are examples of post-industrial landscapes accommodating a wide range of nationally important high quality habitats and associated species, including waxcaps, pied flycatchers, dippers, salmon, bats and otter. These sites are protected by national legislation **under the Wildlife and Countryside Act 1981 (as amended)** where there is a presumption against development likely to damage a SSSI. These **SSSI** designations are shown on the LDP Constraints Map. ~~Protected species are include those detailed within Schedules 2 and 4 of the Conservation of Habitats and Species Regulations 2017, Section 7 Environment (Wales) Act 2016, the Wildlife and Countryside Act 1981 (as amended) and species specific legislation e.g. the Protection of Badgers Act 1992.~~

**6.7.17 Cwm Glo a Glyndrys is of special interest for its extensive areas of marshy grassland, species-rich neutral grassland and acid grassland, and for the association of these habitats with others including woodland and heath. It is also of special interest for its outstandingly diverse assemblage of grassland fungi, including 32 species of waxcap (Hygrocybe spp) fungi, making it one of the best sites in Britain.**

**6.7.18 Cwm Taf Fechan Woodlands is of special interest for its mixed deciduous woodlands that cover steep slopes and quarry spoils providing one of the few Glamorgan stations for limestone fern (Gymnocarpium robertianum). There are also plant communities in flushes around tufa springs and luxuriant growths of bryophytes in the splash zone of the river.**

6.7.13 **19** **Protected species include those detailed within Schedules 2 and 4 of the Conservation of Habitats and Species Regulations 2017, Section 7 Environment (Wales) Act 2016, the Wildlife and Countryside Act 1981 (as**



amended) and species specific legislation e.g. the Protection of Badgers Act 1992. The Council is required to comply with legislation regarding the protection and conservation of protected species in the exercise of its duties and the presence of a protected species is a material consideration in the determination of planning applications. ~~When assessing any development proposal which if carried out would be likely to result in harm to a protected species or its habitat, the Council will be guided by advice received from Natural Resources Wales.~~

6.7.14 **20** There will always be a presumption against development which is likely to harm a protected site or species. However, there may also be instances when the importance of a development proposal will outweigh the conservation value and there are no suitable alternatives ~~either temporarily or permanently to a SSSI / protected species and.~~ In such instances, the objective will always be to ensure that the nature conservation value of the site or protected species is preserved and ~~where possible~~ enhanced wherever possible. Proposals will also be required to promote wider ecosystem resilience in accordance with Policy EnW1. (FC22)

6.7.15 **21** Where development is permitted, appropriate conditions or agreed planning obligations will be used to secure adequate compensation or mitigation measures.

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 and geodiversity interests. **(FC23)**

6.7.16 **22** Sites of Importance for Nature Conservation (SINC) are identified to protect areas of high wildlife value at a local level. Regionally Important Geological and Geomorphological Sites are locally designated sites of local, national and regional importance for geodiversity (geology and

geomorphology). Approximately 4,040 hectares of land in the County Borough are designated as SINCs with 7.8 hectares designated as Regionally Important Geological Sites (RIGS) in both countryside and urban locations. The LDP Proposals Map includes 64 locally designated SINCs<sup>63</sup>, listed at Appendix 2 and two RIGS known as Nant Ffrwd and Llan-Uchaf<sup>64</sup>.

6.7.17 **23** Priority Habitats and Species for nature conservation are identified in Section 7 of the Environment (Wales) Act 2016. Priority species or habitats are important wildlife features which are rare or declining and which may not be protected by primary legislation.

6.7.18 **24** Development which is likely to have an adverse impact on SINCs, RIGS or Priority Habitats and Species will be required to demonstrate that every effort has been made to avoid and mitigate any adverse impacts and that the need for the development outweighs the nature conservation or geological value. Where on site mitigation is not possible or sufficient to prevent any adverse impacts, off-site compensation will be required. Off-site compensation will be secured through planning conditions or Section 106 agreements as appropriate.

6.7.19 **25** As stated above ~~it is nearly always possible to provide biodiversity and/or geodiversity enhancement and the promotion of ecosystem resilience on development sites.~~ **will be sought through the consideration of development proposals** ~~on development sites.~~ Development proposals should therefore demonstrate how biodiversity **and/or geodiversity** interests will be maintained and where possible enhanced. Levels of mitigation and compensation should be appropriate and proportionate with the level of adverse impact and the scale of development. **(FC23)**

6.7.20 **26** Together with open space and good design, contributing to high quality landscaping, sustainable drainage solutions (SUDs), SSSIs, SINCs, RIGSs and Local Nature Reserves (LNRs) provide the foundation for ecosystem connectivity. In addition to considering these destinations, development proposals will be expected to demonstrate how green infrastructure more broadly has been considered, including the incorporation of existing and provision of new features, in accordance with Policy SW11: Sustainable Design and Placemaking.

---

<sup>63</sup> Merthyr Tydfil CBC Review of Sites of Importance for Nature Conservation background paper (2018)

<sup>64</sup> As nominated in the British Geological Survey South Wales RIGS Audit Volume 1 (2012)

### 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, **dust**, odour nuisance and light pollution; or **(FC35)**
- 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 the water environment, development proposals will be required to incorporate measures to improve water quality where opportunities exist. With regard to** ~~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. **(FC25)**

~~6.7.21~~ **27** While many elements of pollution control are outside the remit of the planning system it is important that new development does not lead to unacceptable levels of pollution. If, as a result of consultation with bodies such as Natural Resources Wales and Health and Safety Executive, the Council considers that a development proposal would lead to unacceptable pollution, then planning permission will not be granted.

~~6.7.22~~ **28** Policy EnW4 follows the precautionary approach and the Council encourages developers to assess any impact at the earliest stage so that development proposals reduce any impact present to an acceptable level. Where development is permitted conditions will be attached to the approval to minimise any potential pollution levels and where appropriate monitor the effects of the development.

~~6.7.23~~ **29** The purpose of this Policy is to avert development from where it would be at risk from river, ordinary watercourse, surface water flooding or where it would increase the risk of flooding or additional run off from development

elsewhere. The Policy ensures the consideration of flood risk and consequences and reflects advice set out in PPW and Technical Advice Note 15: Development and Flood Risk (July 2004).

- 6.7.24 **30** ~~Avoiding unnecessary flood risk will be achieved by strictly assessing t~~  
The flood risk implications of development proposals within areas susceptible to fluvial flooding **will be strictly assessed** and preventing development that unacceptably increases risk. In accordance with TAN15: Development and Flood Risk, no highly vulnerable development will be permitted in development advice zone C2. Development will only be considered in other areas at high risk of flooding where it can be demonstrated that the **site proposal** can comply with the justification and assessment requirements of TAN15 (2004 – Section 6, 7 and Appendix 1). (FC24)

- 6.7.31 The Council recognise the role the planning system can play in helping realise the objective of the Water Framework Directive to improve water quality. New development will be expected to incorporate measures to improve ground and surface water quality wherever opportunities exist. This could include measures such as, sustainable drainage systems (SuDS) to reduce diffuse pollution, the provision of fish passages, preventing the spread of non-native species, the provision of dedicated river access points or fencing to prevent damage from livestock, people, or pets, and river bank stabilisation works including tree and vegetation planting to reduce erosion and silt disturbance. (FC25)**

### **Landscape and Special Landscape Areas**

#### 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.

**6.7.25 32** Contributing greatly to the attractiveness of our County Borough, our landscape is also essential to a sustainable future and can make a significant contribution to our local well-being objective for people to have good physical and mental health. In particular integrated landscape protection, management and planning are essential if the causes and effects of climate change are to be mitigated.

**6.7.26 33** In line with the approach to landscape protection taken by our neighbouring authorities (Caerphilly and Rhondda Cynon Taf), we have identified landscapes of significant local value using Natural Resources Wales most recent methodology<sup>65</sup>. The character and local distinctiveness of these landscapes, and features providing their sense of place are explained in our

---

<sup>65</sup> LANDMAP Guidance Note 1: LANDMAP and Special Landscape Areas 2017.

'Special Landscape Areas' background paper<sup>66</sup> and from this work five Special Landscape Areas (SLAs), are proposed and shown on the LDP Proposals Map.

**6.7.27 34** These designations are not intended to prevent development but to ensure that, where development is acceptable, careful consideration is given to the design and scale of the development including siting, orientation, layout and landscaping and the special qualities and characteristics for which the SLAs have been designated are protected. To guarantee Special Landscape Areas contribute to a sustainable future, Supplementary Planning Guidance will be developed.

**6.7.28 35** Development and changes in land use/management should ensure that the distinctive environmental and cultural assets of the local landscape are protected and enhanced. Development proposals should reinforce landscape character through appropriate landscape schemes. Opportunities to conserve and enhance important landscapes and landscape characteristics, including minimising existing visual detractors, should be encouraged. These may include the settings of settlements, buildings, structures or other landmark features, important natural landscape features and topography, and areas judged to have a high level of tranquillity. Where appropriate, designations such as Landscapes of Outstanding and Special Historic Interest in Wales and Registered Landscapes, Parks and Gardens should also be considered in the assessment.

**6.7.29 36** The visual impact of any development within its immediate and wider setting can be minimised through high quality design that reflects local landscape character. Depending on the scale, proposed use and location of the development, proposals should include an assessment of the likely visual impacts on the local landscape or townscape, and the site's immediate and wider setting. Where applicable this should form a key element of Design and Access Statements and the level of detail be commensurate with the scale of the proposal.

**6.7.30 37** Proposals which are considered to be significant in terms of scale, character and/or visual impact may need to be accompanied by a full Landscape and Visual Impact Assessment (LVIA), prepared in accordance with the latest Landscape Institute and the Institute of Environmental Management and Assessment Guidelines. They should demonstrate that the proposals have been designed to remove or reduce any unacceptable impacts, including cumulative impacts on the quality of the surrounding landscape, particularly where they may impact on an SLA.

---

<sup>66</sup> Merthyr Tydfil County Borough Council - Special Landscape Areas background paper 2017.

### 6.8 Improving our Economic Well-being

- 6.8.1 PPW defines economic development broadly so that it can include forms of development that generates wealth, jobs and income. The Council's Employment Land Review (2018) provides the evidence base for the Plan's economic development policies and employment land provision. The study has considered the growth strategy for the plan period, employment land forecasts and has reviewed the County Boroughs' employment land portfolio, through a comprehensive property market assessment and audit of employment sites.
- 6.8.2 In terms of the local employment market, the Employment Land Review found that while the overall workforce is active, the County Borough had the highest unemployment rate in the Cardiff Capital Region, albeit a rate which has reduced significantly since the end of the national recession. Merthyr Tydfil has high levels of public sector employment, with 36.8 percent of the County Borough's workforce employed in public administration, education and health, in 2015. This employment is focused in the health sector, particularly the Prince Charles Hospital. The local manufacturing sector is an important contributor, with 14.9 percent of the working population in manufacturing jobs, although this is in line with the Cardiff Capital Region. In terms of service sectors, business administration and support services, along with ICT have are most typical roles.
- 6.8.3 The review found that there is a reasonable desire for growth amongst the Borough's large businesses and, across the Welsh Valleys overall, with good prospects for inwards investment, primarily from B2 uses. A strong shortage of industrial and warehouse units of all sizes was reported by stakeholders with local micro firms requiring units up to 250 sqm, while larger B2/B8 options of up to 5,000 sqm each are needed to allow large company growth and encourage inward investment. Demand is for both leasehold and freehold options.
- 6.8.4 Demand for office uses is more modest and local in nature. There are exceptions to this with the high quality serviced Orbit Business Centre at Rhydycar proving highly successful with local firms. Ongoing demand here suggests that a good quality, modern serviced scheme can be made to work in Merthyr Tydfil and there is potential need for grow-on options.
- 6.8.5 The Plan also has regard to the Council's draft Economic Growth Strategy which considers important national, regional and local developments to develop a holistic approach to economic growth in the County Borough. It proposes the local Vision for Economic Growth as:



*"To position Merthyr Tydfil as a key regional centre within the City Region, with a diverse and vibrant economy with a better qualified and skilled, flexible, and well paid, work force that sustainably improves the environment, economy, society and culture of the county borough to improve the Well-being of its local residents."*

6.8.6 One of the Council's local well-being objectives is to develop the workforce of the future<sup>67</sup>. The Council has committed to the Cardiff Capital Region and a £1.2 billion deal to unlock £4bn of private investment, drive significant economic growth and create 25,000 jobs. The most relevant elements of the Cardiff City Deal Growth and Competitiveness Commission's Report<sup>68</sup> (2016) are highlighted in the draft Economic Growth Strategy:

- Making the most of the South Wales Metro for fostering labour market participation;
- Investing in education (from early years to university), skills and employability as the primary way in which individuals can access opportunities and firms can improve productivity, and;
- Support all businesses – emerging and existing – to thrive over the long term through strategies to support innovation, ensuring the availability of finance.

6.8.7 The Plan supports our Economic Growth Strategy to capitalise on the County Borough's central role in the Heads of the Valleys, thereby contributing towards the continued community regeneration and the prosperity of the wider Cardiff Capital Region. In doing so the Plan seeks to maximise the economic potential offered by improvements to the transportation network, improving connectivity both within the Cardiff Capital Region and to other UK regions. The Plan's policies also support the growth of indigenous businesses of various types and sizes and efforts to attract inward investment.

6.8.8 This is delivered by allocating and protecting a range and choice of employment land and premises at suitable locations which are well connected to the transportation network and which complements the Plans other objectives. In particular, this includes objectives to promote the suitable reuse of previously developed land and the continued regeneration of local communities, and to develop attractive vibrant and viable town and local centres.

---

<sup>67</sup> Research into Employers Skills Needs and Training Gaps in Merthyr Tydfil Final Report and Skills and Training Strategy, (Wavehill Ltd. November 2017).

<sup>68</sup> Cardiff City Deal Growth and Competitiveness Commission Report 2016.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

### Policy EcW1: Provision of Employment Land

To support economic development, ~~35.65~~ **30.65** hectares of employment land (for B1, B2, B8 uses) is allocated at the following locations:

Site	Gross area (Ha)	Net area (Ha)
<del>1. Hoover Strategic Regeneration Area</del>	-	5
<b>1.</b> Former Hoover Factory Car Park	1.5	1.5
<b>2.</b> Goatmill Road	16.98	14.75
<b>3.</b> Ffos-y-fran	18.85	11.3
<b>4.</b> Land South of Merthyr Tydfil Industrial Estate	3.1	3.1
Total		<del>35.65</del> <b>30.65</b> ha

**(FC26)**

6.8.9 The Council's Employment Land Review (2018) indicated a quantitative requirement for 14.46 hectares of employment land to meet local needs over the Plan period, with need for approximately 5 hectares for B1 uses and 9 hectares for B2/B8 uses. This level represents the minimum land requirements based on past take up trends. The review has provided recommendations regarding employment land provision and protection that have been incorporated into the Plan. These have been informed by a property market assessment and audit of sites and take account of site availability, deliverability issues, the need to provide a range and choice of sites in suitable locations and regeneration objectives.

6.8.10 Policy EcW1 makes provision for a total of ~~35.65~~ **30.65** hectares of employment land (net developable land) in order to provide for a sufficient range and choice of employment sites across the County Borough. This level of provision above the minimum quantity of land indicated provides sufficient flexibility in the supply of new sites and takes account of the planned regeneration of the Hoover Factory site ~~and surrounding areas~~ at the Hoover Strategic Regeneration Area. It also allows for local and large scale development opportunities at Goatmill Road and an extension to the Merthyr Tydfil Industrial Estate at Troedyrhiw. In particular, this level of provision allows for the loss of previously productive employment land in the area and will enable the relocation or replacement of under used employment land and buildings that no longer meet modern business requirements. This includes for example, the loss of approximately 9 hectares at the Hoover Factory site following the end of production and its future redevelopment for other uses.

**(FC26)**

6.8.11 Whilst there is no identified regional land requirement for future waste management facilities, existing and allocated employment sites where B2/B8 class uses would be acceptable are identified as potentially suitable locations

for waste management facilities. These sites have been identified to support the development of a network of integrated waste management facilities as set out in the Welsh Government Collections, Infrastructure and Markets (CIM) Sector Plan (2012). Whilst these are likely to fall under employment type uses it is possible future large scale single users serving a regional role could reduce the land available for the local employment market.

6.8.12 Land has also been allocated at Ffos-y-fran adjoining the A4060 as this area is anticipated to become available from 2024 following completion of open cast coal mining and restoration of the area. This will allow for the provision of future slip road access that is envisioned from the north and south of the site.

6.8.13 This level and distribution of allocation complements the areas existing strategic highways infrastructure and the Plan's transportation strategy which will see the County Borough better connected with the Cardiff Capital Region via planned South Wales Metro improvements, particularly in connection with future employment opportunities at the Hoover Strategic Regeneration Area.

6.8.14 Further details regarding the employment site allocations can be found in Section 8 - Site Allocations Details which provides information on the identified site constraints and other planning requirements.

### 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.

- 6.8.15 Existing business and industrial parks are ingrained in the existing urban form and contribute substantially to our economic base. As such the Plan seeks their protection from development which would erode their employment characteristics, which has evolved over many years to meet specific economic demands. The incremental loss of employment land and premises can lead to a gradual erosion of an employment area. Without management, fragmentation and pressure for alternative uses could result in a cumulative loss of employment land and premises to the detriment of the local economy.
- 6.8.16 Accordingly, the Plan seeks to protect existing office, employment and industrial warehousing land (B1, B2 and B8 uses) to ensure their continued role and function in providing accessible sources of employment, and encourages the intensification and refurbishment of sites and premises which are under used, vacant or in decline.
- 6.8.17 Rhydyccar Business Park is protected for B1 class uses unless the development proposal provides an ancillary facility or service that supports the primary employment use. All other identified existing employment sites and employment allocations are protected for B1/B2/B8 subject to a number of specified exceptions.
- 6.8.18 Policy EcW2 allows for the development of ancillary services or facilities that supports the primary employment use of the site. Due to their ancillary nature these will be of an appropriate nature and scale to the existing employment site and will have an obvious and clear benefit to the existing employment use. These will be clearly secondary in nature to the main employment use and could include for example, a small shop or trade counter selling produce from the unit or a small service or storage area.
- 6.8.19 Acceptable complementary commercial service outside B class uses are also permitted under policy EcW2. These are generally small-scale commercial

activities outside of the B-class uses which provide a service to local employees or users of the existing employment site. These could include for example, small snack bars, cafés, local shops or trade uses, training centres, day nurseries or fitness gyms. As complementary uses should support the users of industrial estate or business park the scale and number of similar complementary uses will also be relevant.

- 6.8.20 Policy EcW2 also allows for waste management facilities on sites where B2/B8 class uses would be acceptable provided these are compatible with existing industrial and commercial activities. Such development proposals would also need to satisfy Policy EcW14: Waste Facilities and the Plan's other design and environmental protection policies.
- 6.8.21 Development proposals at existing or allocated sites for uses other than those specified that result in the loss of employment land or premises 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. This requires that alternative uses do not undermine or have an unacceptable effect on the employment sites characteristics in terms of its role and function. Such uses could include for example, children's soft play, activity centres, fitness/sports centres or retail units, where the intended customer base is further afield than the users of the existing employment site. Alternative uses will also need to satisfy other relevant policies of the Plan and ensure there are no unacceptable conflicts with existing users.
- 6.8.22 Proposals for alternative uses will also need to demonstrate that either the existing use is inappropriate or that the land or premises are surplus to the requirements of the employment market. Where existing uses are surplus to the requirements of the employment market viability and marketing evidence should be provided to justify the loss of employment land or premises. The type of evidence required will vary depending on the use and individual circumstances but may include details of why the land or premises is no longer in use and evidence to show that appropriate and reasonable efforts have been made to market it for sale or lease for its existing use. Information from the agent or applicant regarding demand could take the form of a marketing report or correspondence from a suitably qualified property agent or surveyor. The type of information could include the following:
- Details of existing occupiers, if any;
  - If appropriate, the length of time a property or site has been vacant;
  - The type of use which the property/site has been marketed for, and what the marketing strategy involved and its duration (typically there should be a minimum of 12 months appropriate marketing);

- The amount of interest in the site during the marketing period - this should detail the number of queries, the type of use sought, and if known, the reason for not pursuing the initial query; and,
- Whether the relocation of existing occupiers to other suitable accommodation will be facilitated.

6.8.23 Policy EcW22 applies to both existing and allocated employment sites which are identified on the LDP Proposals Map. The policy also affords some protection to existing employment sites and premises outside the identified existing employment sites where development proposals for alternative uses will be permitted provided it is demonstrated the existing use is inappropriate or the site or premises is no longer viable. As recommended in the Council's Employment Land Review, this will protect an important supply of smaller sites and premises across the County Borough and office uses in the Town Centre whilst allowing sufficient flexibility where alternative uses can be justified.

### **Retailing**

6.8.24 Our research shows the County Borough's importance as a retail destination both for residents and people from further afield. This reflects the County Borough's position as a primary key settlement in the Heads of the Valleys.

6.8.25 As our main hub for public transport and an accessible destination for retail, leisure and services, the town centre has an important role for our residents and is supported by the plan. Similarly, the key role of our local centres in providing community services, local shops, businesses, employment and access to public transport is supported.

### Policy EcW3: Retail Hierarchy - Supporting 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.

6.8.26 PPW requires planning policies to establish a local retail hierarchy that identifies the nature, type and strategic role to be performed by retail and commercial centres. This should include the identification of those centres which fulfil specialist functions.

- 6.8.27 Within the County Borough, Merthyr Tydfil town centre is the principal town centre supported by seven local centres of Dowlais, Gurnos, Cefn Coed, Brecon Road/Morgantown, Troedyrhiw, Aberfan and Treharris. **Cyfarthfa Retail Park off Swansea Road provides an established edge-of-centre retail park in close to the Town Centre.** There are also out-of-centre retail parks at Trago Mills and Cyfarthfa Park, Swansea Road, Dowlais Top Retail Area, Dowlais and **at the** Triangle Business Park, Pentrebach., **These edge and out-of-centre retailing areas** which accommodate bulky goods retailing, albeit that they do not fall within the defined hierarchy of centres. **The Merthyr Tydfil Retail and Commercial Leisure Study (June 2017) provides the evidence base that supports the Plan's retail hierarchy and contains further information regarding the retailing context within and surrounding the County Borough.** (FC27)
- 6.8.28 Merthyr Tydfil town centre is the favoured location for retail development due to its status at the top of the hierarchy followed by the local centres.
- 6.8.29 In accordance with the sequential approach set out in PPW and TAN4, the Plan proposes a sequential approach for locating retail and other complementary commercial development. The sequential approach supports the principle that retail and commercial centres are in the most readily accessible location, and promotes combined trips for shopping, business, leisure and services.
- 6.8.30 Consistent with the sequential approach, Merthyr Tydfil town centre as the largest town centre would be expected to be the main focus for retail and leisure development given it has the best prospects for attracting in-centre investment from developers and multiple operators. It is also the most sustainable location for retail development, in terms of increasing access to services, facilities and public transport.
- 6.8.31 For instance, if a suitable site or building is not available for retail and other complementary commercial development within a centre, consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out-of-centre sites be considered.
- 6.8.32 Other complementary commercial development can include hotels, cafes, restaurants, banks, leisure and tourism, and entertainment and community facilities. The Merthyr Tydfil Retail and Commercial Leisure Study suggests there is:
- theoretical capacity for a medium sized (3-5 screens) cinema in MTCB;
  - scope for additional health and fitness facilities in MTCB of around 100 fitness stations;
  - theoretical scope for one further bingo facility in MTCB; and



- capacity for additional food and beverage outlets in MTCB.

6.8.33 Where proposals are located outside a centre, need must be satisfactorily justified and a retail impact assessment will be required for all applications of 2,500 sq. metres or more gross floorspace. An impact assessment may also be required from smaller development proposals proportionate to the potential impacts.

### Policy EcW4: Retail Allocation

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

6.8.34 PPW states that local planning authorities should assess the quantitative and qualitative needs for land or floorspace for retail and commercial leisure development over the plan period (up to 2031).

6.8.35 The Merthyr Tydfil Retail and Commercial Leisure Study demonstrates a need, over the plan period of up to 6,281 sq.m gross floorspace, comprising 409 sq.m for convenience goods, 3,736 sq.m for comparison goods and 2,136 sq.m for food and beverage.

6.8.36 The quantitative assessment of the potential capacity for retail floorspace suggests that there is only limited scope (409 sqm gross) for new convenience goods development within MTCB and this is by 2031 to support the Hoover Strategic Regeneration Area. In qualitative terms, food store and convenience retail provision is strong across the County Borough with most of the national food stores represented. There are no obvious areas of qualitative deficiency in food provision. No further allocations for the development of new convenience retail are required.

6.8.37 The Trago Mills outlet creates a comparison goods expenditure deficit up to 2026. Longer term growth should generate a moderate expenditure surplus, which could support 2,802 sq.m net of comparison sales floorspace (3,736 sq.m gross) by 2031.

6.8.38 Merthyr Tydfil town centre is the principal centre, where new investment should be concentrated to meet wider regeneration objectives of the Plan. Cyfarthfa Retail Park is the dominant comparison goods shopping destination within the County Borough, with a market double that of Merthyr Tydfil town centre. Future growth should be concentrated in the town centre to address this imbalance. Future town centre redevelopment opportunities will exist once the Merthyr Tydfil Bus Station site is vacated. The Strategic Flood Consequence Assessment prepared to inform the Plan has identified the site is partly located in flood zone C2. Any future development proposals on this

site would need to demonstrate the flood risks and consequences can be made acceptable.

6.8.39 The existing stock of premises should have a role in accommodating projected growth. Vacant shops within designated centres could accommodate the long term retail and food/beverage floorspace projections. The reoccupation of vacant commercial units should be the priority in the town centre and local centres. The Merthyr Tydfil Retail and Commercial Leisure Study identified that the Merthyr Tydfil Bus Station site could provide opportunities to accommodate additional town centre retail floorspace especially now that plans to relocate the bus station benefit from planning permission. However, redevelopment of the site would be subject to proposals overcoming identified flood risks. The Council will continue to seek funding for the replacement bus station.

### 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.
- 6.8.40 The LDP defines a Town Centre Boundary and a separate Primary Shopping Area for Merthyr Tydfil town centre, and these are shown on the Proposals Map.
- 6.8.41 The designation of a PSA and town centre boundary is important when applying the sequential approach, in order to direct retail and town centre uses to sustainable locations and determining whether a retail need/impact assessment is required.
- 6.8.42 The Merthyr Tydfil town centre boundary includes the main retail area and other areas where other town centre uses are concentrated e.g. civic offices and education establishments. It excludes most surrounding residential areas. The main purpose of the town centre boundary is to define the area where retail, leisure and other town centre uses should be concentrated in accordance with the sequential approach, and the uses that will be protected under the retail impact test.
- 6.8.43 The PSA covers a small part of the town centre, including both sides of High Street between John Street in the north and Swan Street in the south together with properties in Victoria Street, Market Square, Beacons Place and the St. Tydfil's Square Shopping Centre.
- 6.8.44 We recognise that retail uses must be carefully blended with cultural, leisure and other uses if the Town Centre is to continue to thrive. The Town Centre Partnership has led to projects stimulating activity, promoting a diversity of uses and increasing access and attractiveness most notably by creating the Big Heart of Merthyr Tydfil Business Improvement District.
- 6.8.45 Significant improvements to the public realm over recent years are symbolised by the award winning 'River Taff Central Link' and the redevelopment of Merthyr Tydfil College, 'Soar Chapel' and 'Penderyn Square'.
- 6.8.46 These are set to be complemented by the Pontmorlais Heritage Quarter Townscape Heritage project, a new central bus station and a terminus as part of the 'South Wales Metro' project.
- 6.8.47 In this context, it is essential that the character of the Town Centre's retailing core is protected and the plan proposes a primary shopping area is identified to retain its character as such.
- 6.8.48 In the Primary Shopping Area (PSA) & local centres, proposals promoting non-A class retailing uses will require robust evidence that demonstrates the facilities are no longer required or such a loss would not have a detrimental

impact upon local service provision or local amenity. Development proposals will therefore need to be supported by evidence which demonstrates that commercial buildings or facilities are either no longer required for their original purpose or are no longer economically viable. Statements of justification could include evidence that alternative provision is available within close proximity to the proposal site, and which satisfies local needs. Proposals will be required to demonstrate that the premises have been appropriately and actively marketed for a minimum of 6 months (12 months for the PSA) and that genuine effort to sell or let the property over that period have been unsuccessful. Evidence of active marketing of a property should include details of the sales literature, advertisement campaign and buyer interest over the period.

### 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 existing or consented developments have an unacceptable impact on the trade, turnover, vitality and viability of the town or local centres.

6.8.49 The Merthyr Tydfil Retail hierarchy comprises the town and local centres identified within Policy EcW3, and excludes any existing out-of-town retail parks within the County Borough. Existing out-of-town retail areas have been identified at the following locations:

- Cyfarthfa Retail Park, Swansea Road
- Trago Mills, Swansea Road
- Triangle Business Park, Pentrebach
- Dowlais Top Retail Area, Dowlais

6.8.50 Policy EcW6 sets out the criteria by which proposals for new retail development on new or existing out of town locations will be assessed in line with national policy, in order to support existing established retail centres in the retail hierarchy. It applies to all proposals that create additional retail floor space, including changes of use, extensions, the subdivision / merger of existing units, mezzanine floors (beyond PD rights) and variations to relevant planning conditions. The aim of the policy is to preserve and enhance the

vitality, viability and attractiveness of existing town and local centres as well as promoting sustainable communities and sustainable travel patterns.

6.8.51 Proposals for new retail development outside of the retail centres contained within the retail hierarchy will need to demonstrate that they have satisfied **the tests of retail need and** sequential test referred to in national planning policy. Developers will need to demonstrate that all potential town centre options have been thoroughly assessed using the sequential approach before edge and out of centre sites are considered for key town centre uses. This approach requires developers and retailers to be flexible and innovative about the format, design and scale of the proposed development and the amount of car parking provided, tailoring these to fit local circumstances.

6.8.52 **Proposals will also be required to demonstrate that the proposal would not have an unacceptable impact on the trade, turnover, vitality and viability of the town and local centres. Such justification could be provided through a retail impact assessment where the proposal is for 2,500 sqm or more of gross floor space. Retail impact assessments that are proportionate to the potential impacts may also be required for smaller retailing proposals. Further guidance regarding the tests of retail need, the sequential test and retail impact assessments is provided in Technical Advice Note 4: Retail and Commercial Development. (FC28)**

**6.8.53** Where planning permission is granted for new out-of-centre retail development conditions may be imposed to control the nature and scale of the retail activity and to minimise any potential impact on the existing retail centres within the retail hierarchy.

### ***Sustainable Tourism, Leisure and Recreation***

#### **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.

~~6.8.53~~ **54** Tourism, leisure and recreation is vitally important to the economy of Merthyr Tydfil contributing to making it both productive and enterprising. Our

location, its environment and distinctive natural and built heritage assets, together with the development of our activity tourism offer and traditional day visits, provide opportunities to build our reputation as a welcoming 365<sup>69</sup> day visitor destination. The strategy supports the delivery of the Council's 'Destination Management Plan'<sup>70</sup> by supporting a variety of high quality tourist, leisure and recreation facilities and visitor accommodation<sup>71</sup>.

**6.8.54 55** The benefit of tourism to our economy is currently monitored using the Scarborough Tourism Economic Activity Monitor (STEAM) model. The majority of our visitors are day visitors, who come to experience our cultural heritage activities and attractions such as the Cyfarthfa Park & Museum and Merthyr Tydfil's extensive retail offer. These facilities are generally located within settlement boundaries and in order to conserve and future proof these attractions the Plan seeks to support the development of such facilities. In particular proposals will be supported if they help to bring about, sensitive refurbishment and re-use of historic buildings and the revitalisation and regeneration of the Town and Local Centres. In line with the Welsh Government's 'town centre first' principle a 'sequential approach' will be adopted when determining planning applications for complementary uses such as hotels and leisure facilities where these are proposed outside a Town Centre location.

**6.8.55 56** Our overnight visitors tend to use our other primary attractions and make use of our great location as a base to explore the surrounding areas such as the Brecon Beacons National Park. Most of the attractions situated within the County Borough such as BikePark Wales, the Rock UK Summit Centre and the Brecon Mountain Railway are located outside settlement boundaries.

**6.8.56 57** Low impact tourism, leisure and recreation development is development that, through its low environmental impact, either enhances or does not significantly diminish environmental quality. It should directly benefit local communities and be respectful to wildlife. It includes tourism, leisure and recreation land based activities that are capable of being removed without leaving a permanent trace or where impacts are small scale or seasonal such as camping, orienteering, rock climbing and treks and trails for hiking, mountain biking and horse riding. The plan seeks to support low impact tourism, leisure and recreation that minimises environmental impacts, in 'countryside locations'. Appropriate proposals should therefore minimise

---

<sup>69</sup> "365 tourism" and "365 visitor designations" are terms used to describe attractions and activities for everyday of the year.

<sup>70</sup> Merthyr Tydfil County Borough Council Destination Management Plan (2015 – 2018).

<sup>71</sup> The Destination Management Partnership oversees the programme of improvements to our tourism offer.

environmental and landscape impacts whilst maximising positive effects on the local community, economy, and environment. Where justified, proposals should be of an appropriate scale and design to their surroundings in accordance with LDP Policy SW11: Sustainable Design and Placemaking.

### Renewable Energy

~~6.8.57~~ **58** Renewable energy and low carbon energy are defined prioritised in the energy hierarchy (FC51) by Planning Policy Wales (PPW, paragraph 12.8.7). Renewable energy includes wind, water, solar, geothermal energy and plant material (biomass). Low carbon energy covers technologies that are energy efficient (but does not include nuclear).

~~6.8.58~~ **59** The Welsh Government has set targets for the generation of renewable energy, these include:

- For Wales to generate 70 per cent of its electricity consumption from renewable energy by 2030;
- For one Gigawatt of renewable electricity capacity in Wales to be locally owned by 2030; and
- By 2020 for new renewable energy projects to have at least an element of local ownership.

~~6.8.59~~ **60** To establish the potential renewable energy resource available, the Council commissioned Regen SW (a not for profit expert organisation) to undertake a resource assessment in accordance with national guidance.

~~6.8.60~~ **61** The findings explain large scale commercial renewable electricity opportunities are currently constrained by the capacity of the grid to accept new connections. The main 132 kV electricity line into Merthyr Tydfil from the west has reached its thermal capacity with regards to generator connections and the 'bulk supply point' substation transformers have also reached their thermal capacity.

~~6.8.61~~ **62** Whilst these constraints are significant for several years, they do not rule out new connections later in the plan period. There are a number of solutions that the District Network Operator, Western Power Distribution, is exploring to resolve the network constraints.

~~6.8.62~~ **63** Due to the comparatively urban nature of Merthyr Tydfil, renewables associated with buildings will play a vital role as these do not, in general, have the same network constraints as commercial schemes and there is significant potential for domestic scale solar.

~~6.8.63~~ **64** To inform policy development, the Council commissioned Regen SW to undertake a renewable energy assessment (REA) in 2017, utilising the method set out in Welsh Government's 'Planning for Renewable and Low Carbon Energy – A Toolkit for Planners' (September 2015). Further refinement of the technical resource assessment identified has been undertaken in accordance with the recommendations of the study and the tasks set out in



the toolkit guidance. This has informed the identification of Local Search Areas for renewable energy and target setting.

~~6.8.64~~ **65** The Council's Renewable Energy Assessment undertook a high-level strategic assessment of the potential for different scales of renewable and low carbon energy generation across the Merthyr Tydfil County Borough. The REA found opportunities for the deployment of ground-mounted solar energy, at Local Authority-wide scale, for which it was possible to identify Local Search Areas (LSAs).

~~6.8.65~~ **66** Outside search areas, more uncertainty was identified for larger scale proposals (e.g for large scale wind energy), however individual proposals may be acceptable subject to satisfying other criteria of the LDP.

~~6.8.66~~ **67** As a largely urban area, the study also found that there is significant potential for rooftop PV on existing buildings. Small scale renewable heat technologies (heat pumps and biomass boilers) also have potential in the area, however, the majority of the area is on gas, meaning the financial case for renewable heat is weaker.

~~6.8.67~~ **68** The heat opportunities assessment undertaken found some potential district heat opportunities and these have been identified on the Proposals Map.

### 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 on 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.

~~6.8.68~~ PPW (Figure 12.2) categorises four scales of renewable energy development:

- ~~Strategic (>25MW for wind and >50MW for all other technologies)~~
- ~~Local Authority-wide (5-25MW for wind and 50MW for all other technologies)~~
- ~~Sub-Local Authority (50kW-5MW).~~

● ~~Micro (Below 50kW).~~ **FC30**

- 6.8.69 Merthyr Tydfil County Borough does not contain any Strategic Search Areas for renewable and low carbon energy development. Policy EcW8 sets out criteria against which proposals up to Local Authority-wide scale will be assessed.
- 6.8.70 The County Borough Council is responsible for determining planning applications for energy generating proposals of less than 10MW; Welsh Government for proposals between 10-350MW; and UK Government for larger proposals. Further guidance is set by PPW, Technical Advice Note 8 and National Policy Statements.
- 6.8.71 Policy EcW8 supports the delivery of national policy by encouraging renewable and low and zero carbon energy projects, subject to material planning considerations. Proposals which are likely to have a significant impact on the landscape and/or visual amenity will be required to undertake a Landscape and Visual Impact Assessment.
- 6.8.72 All renewable energy proposals and associated infrastructure, such as power lines or battery storage facilities, must respect the existence and amenities of neighbouring residential and sensitive properties including approved development. This is particularly the case when it comes to "shadow flicker", reflected light or noise from wind turbines, and "glint and glare" from solar developments, and odour associated with anaerobic digestion.
- 6.8.73 There are currently significant connection constraints to the electricity network in Merthyr Tydfil. These constraints have arisen, in part, from the cumulative impact of new generation connecting to the distribution network. The growth of distributed generation has led to thermal and voltage limits being reached across much of the South Wales license area, as well as many other license areas across Great Britain.
- 6.8.74 The main 132 kV electricity line into Merthyr Tydfil from the west has reached its thermal capacity with regards to generator connections and is due an upgrade soon. In addition, the 'bulk supply point' substation transformers in Merthyr Tydfil have reached their thermal capacity. Furthermore, a Statement of Works must be submitted to National Grid to assess the potential impact of new connections to the national electricity transmission system. It is worth noting that although a Statement of Works request must be made for all new connections, they have currently had no impact on wind and solar projects.
- 6.8.75 While these constraints are significant for the next several years, they do not rule out new connections in the future. Despite the current network constraints, we do not believe it is necessary to temper future renewable energy targets based on such difficulties. There are a number of solutions that the District Network Operator WPD is currently exploring for how the network constraints could become less significant barriers to future projects.

## Local Search Areas for Solar Energy

6.8.76 The results of the REA, along with a further refinement exercise identified 4 locations with the potential to accommodate large-scale renewable energy developments. The definition of large scale solar resource is over 250kW in scale, in line with the Feed-in Tariff bandings, and that due to the space required for projects of this size, these would be ground-mounted rather than building-mounted.

### Solar Energy Search Areas

Site no.	Site name	Area sq km	Maximum potential capacity (MW)	Potential annual energy output
1	Ffos-y-fran	2.5	104.2	91,279
2	Northeast of Trelewis	1.1	45.8	40,121
3	Merthyr Road	0.34	14.2	12,439
4-3	Southwest of Merthyr Vale	0.2	8.3	7271
	<b>Total</b>	<b>4.14 3.8</b>	<b>172.5 158.36</b>	<b>151,110 138,671</b>

(FC30)

6.8.77 Local search areas do not necessarily indicate the acceptability of solar energy development across the whole search area identified, due to the need to consider detailed proposals and the remaining levels of constraints (or viability/costs to connect to the electricity grid), however they provide the basis for realistic local search areas for potential large-scale solar energy developments where detailed proposals can be further refined. This is because the search areas have been identified by mapping the solar energy resource (based on land elevation, orientation and other relevant criteria) however there remains the need to consider the more specific impacts of detailed development proposals.

6.8.78 Consequently, within the identified 'local search areas' further refinement will be required to identify specific opportunities for detailed development proposals and to consider their acceptability and level of deliverable renewable energy capacity. Detailed proposals will need to demonstrate that they have no unacceptable effects on adjoining land in terms of their impact on amenity, heritage assets and the wider environment. Proposals for solar energy development will also need to comply with the requirements of other relevant policies of the Plan. The impact of detailed proposals on environmental designations in close proximity will therefore require careful consideration. **For example, a detailed Landscape and Visual Impact Assessment (LVIA) may be required to justify development proposals.** The following paragraphs provide a brief description of each local search area and the potential constraints to solar energy development.

### 1. Ffos-y-fran

6.8.79 This search area measures approximately 250 hectares and is located to the east of Merthyr Tydfil and is part of the active Ffos-y-fran opencast mine. The land within which the search area is located is intended to be restored following the completion of the mining activity. The site lies within close proximity of two landscapes in the Register of Historic Landscapes in Wales; to the south west is the Merthyr Tydfil Landscape of Outstanding Historic Interest (LOHI) and to the south is Gelligaer Common Landscape of Special Historic Interest (LSHI). There would be potential direct inter visibility, particularly from Pengarn Bugail, which is a significant viewpoint from within both the nearby Gelligaer and Graig Fargoed Special Landscape Area and the South Wales Coalfield. These landscape and visual impacts will need consideration in the preparation and assessment of detailed development proposals.

### 2. Northeast of Trelewis

6.8.80 This search area measures approximately 110 hectares and is located to the east and north of the village of Trelewis. The search area is partially located within the Trelewis Woods and Nant Caiach SINC, and within the Gelligaer and Craig Fargoed SLA. There is potential inter visibility with residential areas in Treharris and Trelewis which would require further assessment. These potential constraints will need consideration in the preparation and assessment of detailed development proposals.

### 3. Merthyr Road

~~6.8.81 This search area measures approximately 34 hectares and is located to the northwest of Merthyr Tydfil and of the settlement of Swansea Road. The search area is located within the Bryn Ddu and Ty'n y coedcae SINC, and within the Winchfawr Special Landscape Area. There is potential inter visibility from Cefn Cil Sanws both within the County Borough and Brecon Beacons National Park which will need to be confirmed. These potential constraints will need consideration in the preparation and assessment of detailed development proposals.~~

### 4. 3. Southwest of Merthyr Vale

6.8.82 **81** This search area measures approximately 19 hectares and is located to the southwest of the village of Merthyr Vale. The search area is partially located within the Cefn-y-fan and Craig-yr-efail SINC. This site is surrounded east and west by forestry plantations and lies outside the Pontygwaith Special Landscape Areas and relatively well concealed. It is highly likely that the screening benefits will be present in some form for the foreseeable future. Wider views of the development site are potentially available from both the Pontygwaith and Gelligaer and Craig Fargoed SLAs, particularly from

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

elevated locations. These potential constraints will need consideration in the preparation and assessment of detailed proposals.

### Renewable Energy Targets

6.8.83 **82** The REA also identified the contribution that the County Borough is potentially able to make towards meeting the national renewable energy targets mentioned above (**see Tables below**). These targets have informed the Plan's renewable energy targets set out in the monitoring framework. The uptake of renewable energy will be monitored to help show how the LDP is assisting to deliver the contribution identified in the REA

### Resource summary and target scenarios for renewable electricity

Renewable Energy Technology	Available (undeveloped) resource		Current installed capacity (erected, installed or permitted)		Target scenarios for renewable energy generation by 2031			
	MWe Capacity	GWh/yr (Annual energy output)	MWe	GWh/yr	Low		High	
Onshore wind	<u>0</u>	<u>0</u>	<u>1.5</u>	<u>3.5</u>	<u>2</u>	<u>4.7</u>	<u>2.5</u>	<u>5.9</u>
EFW	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Landfill gas	<u>N/A</u>	<u>N/A</u>	<u>6.2</u>	<u>23.4</u>	<u>3.5</u>	<u>13.2</u>	<u>3.5</u>	<u>13.2</u>
AD	<u>0.01</u>	<u>0.06</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Hydropower	<u>0.24</u>	<u>0.5</u>	<u>0.1</u>	<u>0.48</u>	<u>0.1</u>	<u>0.3</u>	<u>0.2</u>	<u>0.6</u>
Building integrated solar	<u>N/A</u>	<u>N/A</u>	<u>2.4</u>	<u>2.6</u>	<u>5.9</u>	<u>5.7</u>	<u>11.2</u>	<u>10.9</u>
Stand-alone solar PV	<u>158.3</u>	<u>138.7</u>	<u>-</u>	<u>-</u>	<u>10.0</u>	<u>9.7</u>	<u>20.0</u>	<u>19.4</u>
<b>Total</b>	<b><u>158.55</u></b>	<b><u>13.26</u></b>	<b><u>10.2</u></b>	<b><u>6.0</u></b>	<b><u>21.5</u></b>	<b><u>33.6</u></b>	<b><u>37.4</u></b>	<b><u>50</u></b>
<b><u>Merthyr Tydfil projected electricity demand 2031</u></b>						<b><u>208</u></b>		<b><u>228</u></b>
<b><u>Percentage electricity demand in 2031 potentially met by renewable energy resources</u></b>						<b><u>16%</u></b>		<b><u>22%</u></b>

## Resource Summary and target scenarios for renewable heat

<u>Renewable Energy Technology</u>	<u>Available (undeveloped) resource</u>		<u>Current installed capacity (installed or permitted)</u>		<u>Target scenarios for renewable energy generation by 2031</u>			
	<u>MWth (Capacity)</u>	<u>GWh/yr (Annual energy output)</u>	<u>MWth</u>	<u>GWh/yr</u>	<u>Low</u>		<u>High</u>	
<u>Biomass CHP or large scale heat only</u>	6.2 MWth (heat only application) Or 1.4 MWth & 0.69 MWe (CHP)	19.1 (heat only) Or 8.4 (CHP)	0.4	1.2	3.0	9.2	8.5	26.1
<u>Biomass boilers</u>			0.03	0.09	7.9	24.1	16.4	50.4
<u>Anaerobic Digestion</u>	0.036 (heat only) Or 0.011 MWth & 0.01 MWe (CHP)	0.22 (heat only) OR 0.135 (CHP)	=	=	=	=	=	=
<u>EFW</u>	=	=	=	=	=	=	=	=
<u>Heat pumps</u>	N/A	N/A	0.2	0.4	8.6	16.5	14.9	28.7
<u>Solar thermal</u>	N/A	N/A	0.03	0.02	=	=	=	=
<b>Total</b>	N/A	N/A	0.7	444.5	19.4	49.8	39.8	105.2
<b>Merthyr Tydfil projected heat demand 2031</b>						<b>364</b>		<b>368</b>
<b>Percentage heat demand in 2031 potentially met by renewable energy resources</b>						<b>14%</b>		<b>29%</b>

(FC30)

### 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

6.8.84 **83** The REA identified a small number of areas in Merthyr Tydfil that may be suitable for a retrofitted heat network. 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, provided there is sufficient non-domestic load/ to balance the peak evening domestic demand. The REA shows that the scale of the potential development areas planned (over 400 new homes), along with some of the larger heat demands that already exist, are potentially a suitable mixture for supporting a DHN, with the most carbon savings achieved when biomass is used to fuel the DHN.

**6.8.85 84** Whilst the uptake of renewable heating technologies is being encouraged, it is recognised that delivery will ultimately depend on a number of factors (e.g. viability and legal/management arrangements), or other factors outside the planning process.

**6.8.86 85** With regards to Heat Priority Areas, the Renewable Energy Assessment (2017) found:

- Project Heartland could be a potential location for a heat network if existing non-domestic demand could be connected.
- Development at Goat Mill road could be a potential location for a heat network if the local anchor loads prove to be sufficiently large.
- Hoover Strategic Regeneration Area could be a potential location for a heat network if sufficient new non-domestic demand is encouraged to connect at the potential development area (although existing physical barriers such as the River Taff and train line may impact on viability).

**6.8.87 86** Major development proposals within Heat Priority Areas should be accompanied by an energy strategy. These should set out the consideration of energy efficiency and feasibility for incorporating of renewable energy technologies, in particular they should:

- Set out the projected annual energy demands for heat and power from the proposed development against the appropriate baseline (2006 Building Regulations Part L standards), along with the associated CO2 emissions.
- Demonstrate how these demands have been reduced via energy efficiency or low carbon energy sources such as CHP and district heating, and set out the CO2 emissions associated with the residual energy demand.
- Set out the feasibility of district heating and renewable energy technologies to reduce these demands.



### *Sustainably Supplying Minerals*

6.8.88 **87** The County Borough's underlying geology supplies minerals to the energy and aggregate markets. The major resources within the County Borough are coal, limestone and sandstone. Superficial sand and gravel resources are known to exist even though there is no recent history of their commercial exploitation.

6.8.89 **88** In terms of Minerals the plan's role is:

1. To safeguard mineral resources and protect mineral reserves.
2. To contribute to an adequate and sustainable regional supply of aggregates for the construction industry and to promote their efficient and appropriate usage, including the use of recycled aggregates where possible.
3. To identify areas where future coal extraction will be unacceptable.
4. To ensure the impacts of extraction are carefully managed.

6.8.90 **89** We must contribute to the regional supply of land-won primary aggregates. Our regional apportionment is set out in the 'Reginal Technical Statement (RTS)<sup>72</sup>' and is combined with that of the Brecon Beacon National Park Local Planning Authority. We must also safeguard mineral resources should they be needed in future generations. This is monitored in the South Wales Regional Aggregate Working Party Annual Report<sup>73</sup>.

6.8.91 **90** Our joint annual apportionment for the future provision of land-won aggregates is 0.82 million tonnes of crushed rock. This equates to 20.5 million tonnes of crushed rock over the 25 year period (2011-2036) covered by the RTS.

6.8.92 **91** Vaynor and Gelligaer quarries have significant **permitted reserves for crushed rock which provides an adequate aggregates landbank of reserves for more than 50 years extraction. As this meets the MTAN1: Aggregates requirement to provide a minimum 10-years supply throughout the plan period no new allocations for crushed rock are required.** ~~reserves continuing more than 10 years beyond the end date of the replacement LDP, and as such, no further allocations for crushed rock are required.~~ **(FC31)**

6.8.93 **92** The progressive restoration of the East Merthyr land reclamation scheme (Ffos y fran), which involves the extraction of approximately 11 million tonnes of coal, has reached its maximum depth and is expected to be completed by 2025.

<sup>72</sup> South Wales Regional Aggregates Working Party, Regional Technical Statement 1<sup>st</sup> Review 2014.

<sup>73</sup> South Wales Regional Aggregates Working Party, Annual Report 2014.

~~6.8.94~~ **93** The impacts arising from extraction must be carefully managed. The Planning Officers Society for Wales good practice guide for minerals planning conditions identifies best practice on the management of minerals sites through the planning system.

### 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.

### **Mineral resources**

~~6.8.95~~ **94** Since mineral resources are finite, it is necessary to ensure that resources which could be of future economic importance, are safeguarded from other types of permanent development. In accordance with national policy and using evidence from an analysis of British Geological Survey resource maps, the LDP safeguards Primary ~~and Secondary~~ Coal resources and Limestone and Sandstone resources which lie outside settlement limits.  
**(FC32)**

~~6.8.96~~ **95** The act of safeguarding does not indicate an acceptance of future mineral working in these areas. The identified resources lie outside defined settlement limits where significant historic and environmental designations often exist. The impact on the safeguarded resource and appropriateness of prior extraction will need to be considered in accordance with the Plan's policies.

### **Mineral reserves**

~~6.8.97~~ **96** The safeguarding of known minerals resources and need to consider pre-extraction in these areas is set out in national planning policy. The Plan includes a minerals safeguarding policy for the consideration of development proposals in these areas in order to safeguard these resources for future use.

~~6.8.98~~ **97** The Regional Technical Statement for the South Wales Regional Aggregates Working Parties – First Review (2014) indicates that based on the

historical sales average for the 10 years between 2001 and 2010 Merthyr Tydfil has a sufficient landbank to last **significantly** beyond the plan period and **more than the minimum 10 years required by MTAN 1.** ~~no allocation is necessary in the LDP.~~ This takes into account the need to make alternative provision for aggregates currently being extracted in the Brecon Beacons National Park **and is also supported by landbank figures in the** ~~The~~ SWRAWP Annual Report for ~~2015~~ **2016 which** indicates that Merthyr Tydfil's landbank **would** provide for more than 50 years of extraction. **Consequently,** no new aggregate extraction sites are allocated in the LDP area. (FC33)

~~6.8.99~~ **98** The two existing sources of aggregates in the LDP area are:

- Vaynor Quarry, which is the only active (though temporarily mothballed) limestone quarry and is located to the north of the main Merthyr Tydfil settlement straddling the boundary with the Brecon Beacons National Park, and
- Gelligaer Quarry, which is the only active sandstone quarry and is situated on the eastern periphery of the County Borough, south of Gelligaer Common.

~~6.8.100~~ **99** The extent of the safeguarded permitted reserves at both quarries is shown on the Proposals Map. Despite a long history of association with the mining industry, there is only one active coal mining facility in operation within the Plan area. Nevertheless, this is of a significant scale and forms part of the 400 ha land reclamation scheme at Ffos-y-Fran that entails the extraction of approximately 11 million tonnes of coal by 2025. Two small underground mines also exist to the north of Bedlinog and though both have planning permission for the extraction of coal up to 2028, neither is currently operational or licensed. These coal reserves are also identified on the Proposals Map.

~~6.8.101~~ **100** The Plan's minerals policies also seek to support the use of sustainable materials and development of the Circular Economy by favouring proposals which promote the sustainable use of minerals and encouraging the use of secondary and recycled resources before the extraction of new primary material is considered. This approach to sustainable construction is also supported by the Plan's design policy.

~~6.8.102~~ **101** In terms of minerals safeguarding, the Plan sets out proposals that safeguard important known mineral resources and facilities for future use. As well as safeguarding mineral resources outside permitted reserves this includes the safeguarding of the Cwmbargoed mineral railway line and rail head.

### Policy EcW11: Minerals Development

Proposals for mineral extraction and associated development will ~~only~~ **(FC34)** 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;
- **They satisfy the other relevant policies of the Plan;** and
- They maximise opportunities to re-use and recycle mineral waste. **(FC35)**

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

6.8.103 **102** Mineral extraction can have significant consequences for the environment and the health and amenity of local communities. The need for a particular mineral must therefore be weighed against the impact of its extraction and associated operations. Account will be taken of the extent to which social and environmental impacts can be mitigated and of any positive benefits that can be achieved.

6.8.104 **103** Whilst individual characteristics of mineral working may vary, there are many common factors that need to be considered in assessing proposals. The above policy is applicable to new or extended mineral workings and associated development, including aggregate recycling facilities; periodic review of existing operations; and onshore oil and gas exploration and development, including coal bed methane extraction.

### **Coal**

6.8.105 **104** The demand for coal is difficult to predict and unexpected proposals for coal extraction may come forward over the plan period. Such proposals

will need to be carefully considered against environmental and amenity issues, taking into account the cumulative impacts of similar schemes in the area, be they existing or consented.

6.8.106 **105** Mineral resources commonly about the settlement boundary and any proposals to work such resources would be expected to maintain an appropriate separation distance from sensitive land uses. In respect of coal, the principle of coal working not generally being acceptable within 500 metres of settlements as set out in paragraph 29 of Mineral Technical Advice Note 2: Coal (2009) will be adhered to. Where exceptional circumstances are considered to exist, regard will also be had to paragraphs 49-51 of Mineral Technical Advice Note 2.

6.8.107 **106** This policy should be read in conjunction with national minerals policy, particularly with regard to the need for Environmental Impact Assessments and Health Impact Assessments. The requirements of paragraph 14.8.5 of Planning Policy Wales (2016) will be considered alongside the policy, and where coal working is not environmentally acceptable, a Social Impact Assessment should be prepared to enable an assessment of the benefits and disbenefits to the local community. Community benefits will be considered in line with the examples identified in paragraph 46 of Minerals Technical Advice Note 2.

### Aggregates

6.8.108 **107** The Council is satisfied that with the continued working at current production levels, the existing quarries in the County Borough will continue to meet Merthyr Tydfil's proportional level of contribution to the estimated regional need for aggregate minerals. As the aggregates landbank provides for more than 50 years of extraction, further extensions to existing sites or new extraction sites are only likely to be justified in rare and exceptional circumstances.

#### Policy EcW12: Minerals Buffer Zones

Buffer Zones have been established **around** ~~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: **(FC36)**

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

6.8.109 **108** In order that sensitive development is not unacceptably affected by mineral extraction activity and vice-versa, it is necessary to preserve a buffer

zone between them. In accord with national guidance, a distance of at least 200 metres has therefore been defined around currently permitted operations at Vaynor and Gelligaer Quarries. A similar 500-metre cordon has been established around the permitted land reclamation/coal extraction scheme at Ffos-y-Fran and the two inoperative small mines to the north of Bedlinog (Ffynonau Duon Nos. 3 and 4). The Ffos-y-Fran buffer zone is aligned along the A4060 which together with the areas topography provides a physical barrier to existing communities. The extent of each mineral buffer zone is shown on the LDP Proposals Map.

~~6.8.110~~ **109** The identification of a buffer zone does not necessarily mean that no new development may take place. Rather, that proposals within these zones will need to be considered against their potential to affect or be affected by permitted working within the localities concerned.

~~6.8.111~~ **110** Historically, a number of developments have occurred within the buffer zones of the County Borough and it will be noted that certain LDP allocations have also been made in such areas. These allocations either reflect existing but unimplemented planning consents, or alternatively, they reflect topography or the fact that planned operations within the mineral site will incrementally move away from the allocations concerned so as to make the principle of development acceptable over the longer term.

### 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.

~~6.8.112~~ **111** In view of the landbank of reserves with planning permission at existing mineral working sites, there is no requirement for the Plan to allocate additional areas for mineral extraction. Significant areas have, however, been identified as containing minerals resources that may be of value for mineral working in future in accordance with the BGS Aggregates Safeguarding Map for South East Wales and the Mineral Resource Map for South East Wales (with regards to Primary ~~and Secondary~~ Shallow Coal resources). Those areas are

identified on the Proposals Map and are protected from permanent development that could sterilise or hinder their future extraction. **(FC32)**

~~6.8.113~~ **112** In considering whether prior extraction of the resource is feasible, the reason for the safeguarded area (i.e. the potential long term benefit of the resource in question) should be considered relative to the need for development and any short term economic arguments. The environmental and amenity impact of extraction should also be considered. With regards to aggregates resources within 200 metres of settlement limits (in the case of hard rock) and 100 metres (in the case of sand and gravel) extraction of the resource will not generally be acceptable. Typically, extraction of coal resources within 500 metres of identified settlement limits will not generally be acceptable.

~~6.8.114~~ **113** Small-scale development proposals, for example limited infill, minor householder development or agricultural development, will often be permissible within safeguarded areas, although they will first need to demonstrate that they would not prejudice future exploitation of the safeguarded resource.

~~6.8.115~~ **114** The existing Cwmbargoed mineral railway and rail head are also safeguarded in the Plan under Policy SW12: Improving our transport network given these facilities could be used to transport sandstone material from Gelligaer quarry in the future as well as material or freight from the Ffos-y-fran or Dowlais areas.

### **Sustainable Waste Management**

~~6.8.116~~ **115** The Council's long-term waste management business plan sets out the vision, objectives, and activities for waste management up to 2025. It continues the work of the Waste Management Collaboration Project to create a greater opportunity for recycling household waste. As part of the Tomorrow's Valley consortium of local authorities the Council has signed for a period of 25 years from the 1st April 2016 to treat residual waste at the Viridor Trident Park energy from waste facility in Cardiff.

~~6.8.117~~ **116** The need for further waste facilities will be informed by Welsh Government's waste management goals set out in 'Towards Zero Waste – One Wales: One Planet' (June 2010) – the overarching waste strategy document for Wales – and the Collections, Infrastructure and Market Sector Plan (July 2012). It is difficult to accurately predict future needs for the disposal of waste and recovery of mixed municipal waste, and accordingly, annual monitoring at a regional level is necessary in order to identify whether:



- sufficient landfill capacity is being maintained;
- sufficient treatment capacity for the recovery of mixed municipal waste is coming forward;
- the spatial pattern of provision is appropriate to fulfil identified needs; and
- any further action is needed by local planning authorities to address unforeseen issues.

~~6.8.118~~ **117** The latest Waste Planning Monitoring Report for South East Wales (2016)<sup>74</sup> concludes there is no further need for landfill capacity within the South-East Wales region and proposals for further residual waste treatment should be carefully assessed to ensure that the facility would not result in overprovision.

~~6.8.119~~ **118** In terms of waste, the plan's role is twofold. In a manner that follows the waste hierarchy established in national policy (which seeks to maximise the reduction of waste in the first place and thereafter reusing, recovering and recycling options before the disposal of waste material is considered) the Plan must:

1. Support sustainable collection and recycling methods for Municipal Waste by maintaining and improving an integrated network of facilities in the County Borough.
2. Facilitate an integrated network of commercial and industrial sustainable waste management facilities consistent with the needs of the South-East Wales area.

### LDP 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 locations 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

---

<sup>74</sup> Waste Planning Monitoring Report South East Wales April 2016

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

~~6.8.120~~ **119** Whilst there is currently sufficient capacity in the region, the Plan includes policy EcW14 to assess any applications that might come forward where these are necessary to support the development of a sustainable network of waste management facilities.

~~6.8.121~~ **120** Waste Planning Assessments should be submitted with all applications for new waste facilities classified as a disposal, recovery or recycling facility. The purpose of the Waste Planning Assessment is to ensure that the information necessary for making a decision is provided by the applicant when a planning application is submitted. Therefore, the assessment should respond to the considerations set out in Policy EcW14. The assessment should be appropriate and proportionate to the nature, size and scale of the development proposed. Further advice can be found in Annex B of Technical Advice Note 21: Waste (2014).

~~6.8.122~~ **121** Proposals should demonstrate that the treatment process reflects the priority order of the waste hierarchy as far as possible. Consideration of the hierarchy will be set against the wider social, economic and environmental considerations which are relevant to the proposal. In accordance with national policy, regard will also be given to how proposals have considered and comply with the 'Nearest Appropriate Installation' and 'Self- Sufficiency' principles.

~~6.8.123~~ **122** Advances in technology and the introduction of new legislation and practices mean that new waste management facilities could include in-building facilities that externally appear similar to other industrial building and internally contain industrial processes or energy generation that may be no different to other modern industrial activities in terms of their operation or impact. However, much will depend on the specifics of the proposal. Consequently, Policy EcW14 identifies areas of search as potentially suitable locations for new waste management facilities. This includes the following established industrial estates and allocations: Pengarnddu Industrial Estate, Pant Industrial Estate, Goatmill Road, Merthyr Tydfil Industrial Park and land adjoining the A4060 at Ffos-Y-Fran.

~~6.8.124~~ **123** The impacts arising from waste development will be carefully managed. Proposals should be located away from sensitive environmental locations, including Sites of Special Scientific Interest, the Brecon Beacons National Park or Scheduled Ancient Monuments. Proposals will also be required to demonstrate that they do not have any unacceptable impacts, for example on residential amenity, in accordance with the Plan's other Design and Environmental Protection policies. In assessing such proposals,

consultation will be undertaken with Natural Resources Wales and conditions may be attached to any permissions and/or legal agreements sought to ensure adequate environmental and amenity safeguards. The Planning Officers Society for Wales good practice guide for waste planning conditions identifies best practice on the management of waste sites through the planning system.

- 6.8.125 **124** Policy EcW14 also safeguards the existing Trecatti landfill site, shown on the Proposals Map, for the necessary landfill of unavoidable residual wastes that are unable to be reused or recycled.

**8. ~~Site Allocation Details~~**

**[This Section has been moved to Appendix 1 as part of FC37]**

### **9.7. Monitoring Framework**

**9.7.1** In order to enable the effective delivery of the LDP the Council has developed a set of targets and indicators with trigger points against which the performance of the policies and development proposals can be measured, contained within a Monitoring Framework.

#### **9.7.2. Indicators**

**9.7.2.1** This framework contains a variety of core and local indicators which will inform policy progress and achievement. The selection of these indicators has been guided by the need to identify output indicators which are able to measure quantifiable physical activities that are directly related to the implementation of the LDP policies.

**9.7.2.2** LDP Regulation 37 prescribes two core indicators which are essential for assessing implementation of national policy as follows:

- The housing land supply, taken from the current Housing Land Availability Study. This is measured in years' supply, and
- The number of net additional affordable and general market dwellings built in the LPA's area (i.e. through the planning system). This should indicate the annual level of new housing constructed, minus any demolitions, from Plan adoption.

**9.7.2.3** In addition, the latest edition of the LDP Manual suggests other Core Output Indicators for LDPs as follows:

- Total housing units permitted on allocated sites as a % of overall housing provision
- Employment land permitted (ha) on allocated sites as a % of all employment allocations
- Amount of major retail, office and leisure development (sq m) permitted within and outside established town and district centre boundaries
- The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).

**9.7.2.4** The monitoring framework also includes a range of local indicators which supplement the core indicators referred to above. The local indicators relate to the County Borough context and refer to the specific requirements of individual policies and proposals contained within the LDP. They are also based on the availability and quality of local data. Both the core and local

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

indicators are linked to the LDP objectives and are considered to be important in monitoring the effectiveness of the LDP strategy and policies.

### 97.3 Targets

97.3.1 The policy indicators are associated with corresponding targets which provide a benchmark for measuring policy implementation. Given the length of the plan period, in some cases it is necessary to incorporate 'milestone' targets to determine whether the Plan is progressing towards meeting the overall strategy and objectives. The timeframe attributed to such targets primarily relates to the anticipated delivery of development. The target for the whole of the Plan is to achieve the implementation of the LDP strategy and as such the Council will investigate any policy that fails to meet its target.

### 97.4 Trigger Points

97.4.1 The indicators and targets are set against trigger points to assess the level to which a Policy is not achieving the desired outcomes or has diverged from the monitoring target to such an extent that it could identify that the Policy is failing to be implemented as intended or needs to be amended.

### 97.5 Monitoring Process

97.5.1 The following options will be used in the LDP Annual Monitoring Reports (AMR) in order to assess the severity of the situation associated when a target is reviewed and recommends an appropriate response.

<b>Continue Monitoring</b>	Where indicators are suggesting the LDP Policies are being implemented effectively.	There is no cause for review.
<b>Training Required.</b>	Where indicators are suggesting that LDP Policies are not being implemented as intended.	Further officer or Member training may be required.
<b>Supplementary Planning Guidance and or Development Briefs required.</b>	Indicators may suggest the need for further guidance to be provided. Where key sites are not coming forward as envisaged.	In addition to those already identified in the Plan.  The Council will actively engage with developers / landowners to bring forward Development Briefs to kick start the development process.
<b>Policy Research required.</b>	Where indicators are suggesting the LDP Policies are not being effective as they should.	Further research and investigation is required which may include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate.
<b>Policy Review Required.</b>	Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required.	Further investigation and research may be required before a decision to formally review is confirmed.
<b>Plan Review Required.</b>	Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required.	This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.

- ~~9~~7.5.2 The monitoring indicators are categorised below by LDP objectives and also are linked to relevant LDP policies / SA objectives. Where interim / target dates are included in the framework they will relate to the 31st April of that year and the publication of the AMR. However, the survey data upon which the information relates may have to be collected and analysed at other points during the previous year.
- ~~9~~7.5.3 As part of the AMR process, the Council will also include a progress update on the implementation of allocated sites. This will highlight what activity has taken place on the site, the preparation of studies or the progression of development. If housing completions are not being progressed in accordance with the proposed target dates identified in the monitoring framework, this will be interpreted and appropriate action will be taken by the Council if needed.
- ~~9~~7.5.4 The term 'major development' used in the framework is defined as per the Town and Country Planning (Development Management Procedure)(Wales) Order 2012 as: the winning and working of minerals or the use of land for mineral-working deposits; waste development; the provision of 10 or more houses (or on a site over 0.5 hectares); development of 1,000 square metres or more; or development of an area of 1 hectare or more.
- ~~9~~7.5.5 The Policy Targets contained in the following sections are not considered to be mutually exclusive and in seeking to achieve the objectives multiple Policy Target indicators may be relevant. This will be made clear within AMRs where this is considered to be the case.



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<b>SUSTAINABLE POPULATION GROWTH</b>					
<b>LDP Objective 1: To encourage a sustainable level and distribution of population growth.</b>					
<b>WELSH LANGUAGE AND CULTURE</b>					
<b>LDP Objective 2: To protect and enhance Welsh language and culture.</b>					
<b>HOUSING PROVISION</b>					
<b>LDP Objective 3: To ensure the sufficient provision of land for the delivery of a range and choice of housing and affordable housing to address local housing needs.</b>					
<b>Relevant LDP Polices/ SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  SW1: Provision of New Homes.  SW2: Provision of Affordable Housing.  SW3: Sustainability Distributing New Homes.  SW4: Settlement Boundaries.  SW5: Affordable Housing Exception Sites.  <u>SA Objectives:</u>  2: To maintain and enhance community and settlement identities.  3: To support a sustainable level of population growth.  5: To meet the housing needs of all through a mix of dwelling tenures and types.	1.1	<u>Core</u> Housing land supply, taken from the current Joint Housing Land Availability Study (JHLAS) supply (TAN1).	Maintain a minimum 5 year housing land supply for each year following plan adoption.	Less than a 5 year supply of housing land is recorded in any 1 year following plan adoption.	MTCBC Planning & Countryside Department.  JHLAS.
	1.2	<u>Core</u> Number of net additional new general market dwellings built in the Plan area.	At least 680 completions by March 2021.  At least 1360 completions by March 2026.  At least 2040 net completions by March 2031.	20% less or greater than the housing targets over 2 consecutive years.	MTCBC Planning & Countryside Department  JHLAS.
	1.3	<u>Core</u> Number of net additional affordable dwellings built in the Plan area.	At least 87 completions by March 2021.  At least 174 completions by March 2026.  At least 261 completions by March 2031.	20% less or greater than the affordable housing targets over 2 consecutive years.	MTCBC Housing Department.  Local Housing Market Assessment (LHMA).
	1.4	<u>Core</u> Total number of housing units permitted on allocated sites as a percentage of overall housing provision.	<u>Core</u> 78% of housing units permitted on allocated sites as a percentage of overall housing provision.	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Development Management Monitoring.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

17: To facilitate services and facilities that support distinctive local culture and the Welsh language.	1.5	<u>Local</u> Total number of housing units completed on allocated sites.	At least 455 completions by March 2021.  At least 1334 completions by March 2026.  2200 completions by March 2031.	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Planning & Countryside Department.  JHLAS.
--	-----	---	--	--	--

### REGENERATION

#### **LDP Objective 4: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.**

Relevant LDP Policies/ SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>  SW6: Hoover Strategic Regeneration Area.  SW7: The former Ivor Steel Works Regeneration Area.  SW8: Gypsy, Traveller and Showpeople Accommodation.	<del>3.1</del> <b>4.1</b>	<u>Local</u> Amount of development permitted on previously developed land as a percentage of all development permitted (Ha). (NB. excluding householder development and changes of use).	Maintain a percentage of at least 75% of new dwellings permitted on previously developed land over the plan period.	Less than 75% over 2 consecutive years.	MTCBC Development Management Monitoring.
<u>SA Objectives:</u>  5: To meet the housing needs of all through a mix of dwelling tenures and types.	<del>3.2</del> <b>4.2</b>	<u>Local</u> Meeting short-term needs for authorised Gypsy, Traveller and Showpeople sites to 2024.	Adequate provision is made to meet short-term for Gypsy and Traveller accommodation needs.	Failure to meet the short-term Gypsy, Traveller and Showpeople accommodation needs to 2024.	MTCBC Planning & Countryside Department.  MTCBC Housing Department.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

15: To protect and conserve soil and safeguard mineral resources.	<del>3.3</del> <b>4.3</b>	<u>Local</u> Meeting longer- term need for authorised Gypsy, Traveller and Showpeople sites to 2031.	Adequate provision is made to meet longer-term Gypsy and Traveller accommodation needs.	Failure to meet the long-term Gypsy, Traveller and Showpeople accommodation needs by 2031.	MTCBC Planning & Countryside Department.  MTCBC Housing Department.
18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.					

### INFRASTRUCTURE

**LDP Objective 5: To ensure that community infrastructure and open space supports the regeneration of local communities.**

Relevant LDP Policies/ SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>  SW9: Planning Obligations.  SW10: Protecting and Improving Open Spaces.	<del>4.1</del> <b>5.1</b>	<u>Local</u> Number of on-site affordable housing provision secured through S106 in association with new development.	59 units by March 2021.  118 units units by March 2026.  177 units units by March 2031.	10% Requirement Area: delivering less than 7.5% or more than 12.5%.  5% Requirement Area: delivering less than 2.5% or more than 7.5%.	MTCBC Planning & Countryside Department.  CIL/S106 Monitoring.
<u>SA Objectives:</u>  1: To ensure that the community and social infrastructure needs of all residents and communities are met.	<del>4.2</del> <b>5.2</b>	<u>Local</u> Amount of Public Open space provision secured through S106/CIL in association with new development.	Net increase in open space (Ha).	No net Bi-annual increase in open space (Ha).	Open Space Strategy Annual Monitoring Report.  CIL/S106 Monitoring.
2: To maintain and enhance community and settlement identities.  4: To improve human health and well-being and reduce inequalities.	<del>4.3</del> <b>5.3</b>	<u>Local</u> Number of Priority Public Open Space sites benefitting from S106/CIL association with new development.	5 sites by March 2021.  13 sites by March 2026.  21 sites by March 2031.	Failure to improve Priority Open Space in accordance with trigger level.	Open Space Strategy Annual Monitoring Report.  CIL/S106 Monitoring.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

9: To ensure essential utilities and infrastructure are available to meet the needs of all.					
	4.4 <b>5.4</b>	<u>Local</u> Number of Local Nature Reserves moving towards green flag status.	4 by March 2021. 8 by March 2026. 12 by March 2031.	Failure to improve Open Space within a LNR in accordance with trigger level.	Open Space Strategy Annual Monitoring Report.

### SUSTAINABLE DESIGN

**LDP Objective 6: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.**

Relevant LDP Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>  SW11: Sustainable Design and Placemaking.  EnW4: Environmental Protection	<del>5.1</del> <b>6.1</b>	<u>Local</u> Permissions granted not in accordance with Policy SW11 Sustainable Design and Placemaking.	No applications permitted contrary to Policy SW11.	1 application permitted contrary to policy SW11.	MTCBC Development Management Monitoring.
<u>SA Objectives:</u>  4: To improve human health and well-being and reduce inequalities.  6: To improve the overall quality and energy efficiency of the housing stock.	<del>5.2</del> <b>6.2</b>	<u>Local</u> Amount of development permitted within C1 Floodplain areas that do not meet all TAN 15 tests.	No applications approved within C1 Floodplain areas unless all TAN 15 tests are met.	1 application permitted for development in any 1 year that does not meet all TAN 15 tests.	MTCBC Development Management Monitoring.
7: To enhance the attractiveness of the County Borough to support economic development  10: To minimise energy use and optimise opportunities for renewable energy generation.	<del>5.3</del> <b>6.3</b>	<u>Local</u> Amount of development permitted for highly vulnerable development within C2 Floodplain area that does not meet all TAN 15 tests.	No relevant applications approved within C2 Floodplain areas unless all TAN 15 tests are met.	1 application permitted for development in any 1 year for highly vulnerable development within C2 Floodplain that does not meet all TAN 15 tests.	MTCBC Development Management Monitoring.  <b>(FC44)</b>

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

11: To minimise the contribution to climate change whilst maximising resilience to it.					
13: To minimise the demand for water and improve the water environment.					
14: To minimise the risk of flooding.					
18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.					

### TRANSPORT

**LDP Objective 7: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.**

Relevant LDP Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> SW12: Improving the Transport Network.	<del>6.1</del> <b>7.1</b>	<u>Local</u> Development of the New Merthyr Tydfil Central Bus Station.	Start development by end of 2022.	Failure to meet monitoring target.	MTCBC Planning & Countryside Department.
<u>SA Objectives:</u> 4: To improve human health and well-being and reduce inequalities.  8: To reduce the need to travel and encourage sustainable modes of transport.	<del>6.2</del> <b>7.2</b>	<u>Local</u> Number of major applications accompanied by a Travel Plan, above the relevant Transport Assessment (TA) thresholds identified in TAN 18 (Annex D).	All relevant planning applications to be accompanied by a Travel Plan.	1 or more relevant planning application not accompanied by a travel plan or secured by conditions.	MTCBC Development Management Monitoring.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<p>9: To ensure essential utilities and infrastructure are available to meet the needs of all.</p> <p>11: To minimise the contribution to climate change whilst maximising resilience to it.</p>	<p><del>6.3</del></p> <p><b>7.3</b></p>	<p><u>Local</u></p> <p>Preparation of Supplementary Planning Guidance (SPG) relating to Parking Standards.</p>	<p>To prepare a Parking Standards SPG within 2 years of adoption.</p>	<p>Failure to prepare a Parking Standards SPG within 2 years of adoption.</p>	<p>MTCBC Highways &amp; Engineering Department.</p> <p>County Surveyors Society (CSS).</p>
	<p><del>6.4</del></p> <p><b>7.4</b></p>	<p><u>Local</u></p> <p>Number of Air Quality Management Areas (AQMA's).</p>	<p>No more than 1 current AQMA in action.</p>	<p>One or more additional AQMA's.</p>	<p>MTCBC Environmental Health Monitoring.</p>

### COMMUNITY FACILITIES

#### LDP Objective 8 : To support existing community facilities and suitable community led development

Relevant LDP Policies / SA Objectives	Ref No.	Indicator – Core / Local	Monitoring Target	Trigger Point	Data Source
<p><u>LDP Policies:</u></p> <p>SW13: Protecting and Improving Local Community Facilities.</p> <p><u>SA Objectives:</u></p> <p>1: To ensure that the community and social infrastructure needs of all residents and communities are met.</p> <p>2: To maintain and enhance community and settlement identities.</p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>17: To facilitate services and facilities that support distinctive local culture and the Welsh language.</p>	<p><del>7.1</del></p> <p><b>8.1</b></p>	<p><u>Local</u></p> <p>Number of community facilities lost through development.</p>	<p>No permission granted for development contrary to Policy SW13 that has the potential to result in the unacceptable loss of community facilities in areas of need.</p>	<p>The loss of 1 community facility in an area of identified need in any 1 year contrary to Policy SW13.</p>	<p>MTCBC Development Management Monitoring.</p>

<b>HERITAGE AND CULTURAL ASSETS</b>					
<b>LDP Objective 9: To protect, enhance and promote all heritage, historic and cultural assets</b>					
<b>Relevant LDP Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<p><u>LDP Policies:</u></p> <p>CW1: Historic Environment.</p> <p>CW2: Cyfarthfa Heritage Area.</p> <p><u>SA Objectives:</u></p> <p>16: To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</p> <p>18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.</p>	<p><del>8.1</del></p> <p><b>9.1</b></p>	<p><u>Local</u></p> <p>Number of applications approved that do not preserve or enhance Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.</p>	<p>No permission granted for development contrary to Policy CW1 that has the potential to impact on Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.</p>	<p>1 or more applications permitted contrary to Policy CW1.</p>	<p>MTCBC Development Management Monitoring.</p>
	<p><del>8.2</del></p> <p><b>9.2</b></p>	<p><u>Local</u></p> <p>Number of applications approved that do not have regard to the special character and archaeological importance of Urban Character Areas and or Archaeologically Sensitive Areas.</p>	<p>No permission granted for development contrary to Policy CW1 that has the potential to impact on Urban Character Areas and or Archaeologically Sensitive Areas.</p>	<p>1 or more applications permitted contrary to Policy CW1.</p>	<p>MTCBC Development Management Monitoring.</p>



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<b>BIODIVERSITY</b>					
<b>LDP Objective 10: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.</b>					
<b>Relevant LDP Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  EnW1: Nature Conservation and Ecosystem Resilience.  EnW2: Nationally Protected Sites and Species.  EnW3: Regionally Important Sites and Priority Habitats and Species.	<del>9.1</del>  <b><u>10.1</u></b>	<u>Local</u> Number of applications approved that would cause harm to the overall conservation value of Sites of Importance for Nature Conservation (SINCs) and Regionally Important Geological Sites (RIGS).	No permission granted for development contrary to Policy EnW3.	1 or more planning permissions granted not in accordance with Policy EnW3.	MTCBC Development Management Monitoring.
<u>SA Objectives:</u>  11: To minimise the contribution to climate change whilst maximising resilience to it.  12: To maintain and enhance biodiversity and ecosystem connectivity.	<del>9.2</del>  <b><u>10.2</u></b>	<u>Local</u> Number of applications approved that would cause harm to legally protected Habitats or Species.	No permission granted for development contrary to Policies EnW2 or EnW3.	1 or more planning permissions granted not in accordance with Policies EnW2 or EnW3.	MTCBC Development Management Monitoring.
13: To minimise the demand for water and improve the water environment.	<del>9.3</del>  <b><u>10.3</u></b>	<u>Local</u> Number of applications approved that would result in the unacceptable loss of Green Infrastructure/ Open Space.	No permission granted for development contrary to Policy SW10.	1 or more planning permissions granted not in accordance with Policy SW10.	MTCBC Development Management Monitoring.
15: To protect and conserve soil and safeguard mineral resources.	<del>9.4</del>  <b><u>10.4</u></b>	<u>Local</u> <b><u>Number of applications requiring enhancements to biodiversity interests through mitigation and compensation measures</u></b>	<b><u>No permission granted contrary to Policy EnW1.</u></b>	<b><u>1 or more planning permissions granted not in accordance with Policy EnW1.</u></b>	<b><u>MTCBC Development Management Monitoring".</u></b>  (FC45)

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<b>COUNTRYSIDE AND LANDSCAPE</b>					
<b>LDP Objective 11: To protect and enhance the character and appearance of the landscape and the countryside.</b>					
<b>Relevant LDP Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  EnW4: Environmental Protection.  EnW5: Landscape Protection.  <u>SA Objectives:</u>  2: To maintain and enhance community and settlement identities.  7: To enhance the attractiveness of the County Borough to support economic development.  18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	<del>10.1</del>  <b>11.1</b>	<u>Local</u>  Number of applications approved contrary to Policy EnW5 that would cause unacceptable harm to Special Landscape Areas.	No permission granted for development contrary to Policy EnW5 that would cause unacceptable harm to Special Landscape Areas.	1 or more planning permissions granted not in accordance with Policy EnW5.	MTCBC Development Management Monitoring.
	<del>10.2</del>  <b>11.2</b>	<u>Local</u>  Preparation of Supplementary Planning Guidance (SPG) in relation to Landscape Design, Management and Protection.	To prepare a Landscape Design, Management and protection SPG within two years of Plan adoption.	Failure to prepare A Landscape Design, Management and Protection SPG within two years of Plan adoption.	MTCBC Planning & Countryside Department.

<b>ECONOMIC DEVELOPMENT</b>					
<b>LDP Objective 12: To provide and safeguard appropriate land for economic and skills development.</b>					
<b>RURAL ECONOMY</b>					
<b>LDP Objective 13: To strengthen and diversify the rural economy.</b>					
<b>Relevant Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  EcW1: Provision of Employment Land.  EcW2: Protecting	<del>11.1</del>  <b>12.1</b>	<u>Core</u>  Employment land permitted (ha) on allocated sites as a percentage of all employment allocations.	To secure planning permissions on 33% (4.82 Ha) of employment land by 2021.	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Development Management Monitoring.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

Employment Sites.					
<u>SA Objectives:</u>					
2: To maintain and enhance community and settlement identities.			To secure planning permissions on 67% (9.64 Ha) of employment land by 2026.		
3: To support a sustainable level of population growth.			To secure planning permissions on 100% (14.46 Ha) of employment land by 2031.		
4: To improve human health and well-being and reduce inequalities.	<del>11.2</del> <b>12.2</b>	<u>Local</u> Number of applications approved that would result in the loss of employment land protected under Policy EcW2.	No permission granted contrary to Policy EcW2 that would result in the unjustified loss of land protected for employment.	1 or more applications permitted contrary to Policy EcW2.	MTCBC Development Management Monitoring.
7: To enhance the attractiveness of the County Borough to support economic development.					

### TOWN AND LOCAL CENTRES

**LDP Objective 14: To develop the town and local centres as accessible, attractive, viable and vibrant places.**

Relevant Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>					
EcW3: Retail Hierarchy – Supporting Retailing Provision.	<del>13.1</del> <b>14.1</b>	<u>Core</u> Amount of major retail and office development (sqm) permitted <i>within</i> established town and local centre boundaries.	All major retail and office applications submitted <i>within</i> established town and local centre boundaries.	Less than 90% of all major retail and office applications granted permission over 2 consecutive years <i>within</i> established town and local centre boundaries.	MTCBC Development Management Monitoring.
EcW4: Retail Allocation.					
EcW5: Town and Local Centre Development.					
EcW6: Out of Town retailing areas	<del>13.2</del> <b>14.2</b>	<u>Core</u> Amount of major retail development (sqm) permitted <i>outside</i> established town and local centre	No major retail, development (sqm) permitted <i>outside</i> established	1 or more applications permitted for major retail development contrary to Policy ECW3 in	MTCBC Development Management Monitoring.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<p><u>SA Objectives:</u></p> <p>1: To ensure that the community and social infrastructure needs of all residents and communities are met.</p> <p>2: To maintain and enhance community and settlement identities.</p> <p>7: To enhance the attractiveness of the County Borough to support economic development.</p> <p>8: To reduce the need to travel and encourage sustainable modes of transport.</p>		boundaries.	town and local centre boundaries.	any 1 year.	
	<del>13.3</del> <b>14.3</b>	<u>Core</u> Amount of major office development (sqm) permitted <u>outside</u> established town and local centre boundaries.	No major office development (sqm) permitted <u>outside</u> established town/local centre and Protected Employment Site boundaries.	1 or more applications permitted for major office development <u>outside</u> established town and local centre boundaries or contrary to Policy ECW3 in any 1 year.	MTCBC Development Management Monitoring.
	<del>13.4</del> <b>14.4</b>	<u>Local</u> New retail floorspace (sqm) built in HSRA.	400 sqm net floorspace completed by the end of 2031.	No application registered by the end of 2026.	MTCBC Planning Applications Register.
	<del>13.5</del> <b>14.5</b>	<u>Local Town Centre Health Check:</u> Total annual amount of vacant units in the Town Centre.	On par with Annual Welsh Town Centre Vacancy Rate.	Vacancy Rate above Annual Welsh Town Centre Vacancy Rate over 2 consecutive years.	MTCBC Planning & Countryside Department.
	<del>13.6</del> <b>14.6</b>	<u>Local Town Centre Health Check:</u> Percentage of retail units in the Primary Shopping Area (PSA).	Maintain at least 75% of the commercial units at street level within the PSA as A1 in accordance with Policy EcW5.	Percentage drops below 75% in any 1 year.	MTCBC Planning & Countryside Department.
	<del>13.7</del> <b>14.7</b>	<u>Local Town Centre Health Check:</u> Amount of non-residential uses in Local Centres.	No permission granted for non-residential development that is contrary to Policy EcW5.	1 or more non-residential developments permitted contrary to Policy EcW5 in any 1 year.	MTCBC Development Management Monitoring.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<b>TOURISM, LEISURE AND RECREATION</b>					
<b>LDP Objective 15: To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.</b>					
<b>Relevant Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<p><u>LDP Policies:</u></p> <p>EcW7: Tourism, Leisure and Recreation Development.</p> <p>SW13: Protecting and Improving Local Community Facilities</p> <p><u>SA Objectives:</u></p> <p>1: To ensure that the community and social infrastructure needs of all residents and communities are met.</p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>7: To enhance the attractiveness of the County Borough to support economic development.</p> <p>16: To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</p> <p>17: To facilitate services and facilities that support distinctive local culture and the Welsh language.</p>	<p><del>14.1</del></p> <p><b>15.1</b></p>	<p><u>Core</u></p> <p>Amount of major leisure development (sqm) permitted <i>within</i> established town and local centre boundaries.</p>	All major leisure applications submitted <i>within</i> established town and local centre boundaries.	Less than 90% of all major leisure applications granted permission over 2 consecutive years within established town and local centre boundaries.	MTCBC Development Management Monitoring.
	<p><del>14.2</del></p> <p><b>15.2</b></p>	<p><u>Core</u></p> <p>Amount of major leisure development (sqm) permitted <i>outside</i> established town and local centre boundaries.</p>	No major leisure development (sq m) permitted <i>outside</i> established town and local centre boundaries.	1 or more applications permitted for major leisure development in any 1 year outside established town and local centre boundaries contrary to Policy EcW5.	MTCBC Development Management Monitoring.
	<p><del>14.3</del></p> <p><b>15.3</b></p>	<p><u>Local</u></p> <p>Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.</p>	No permission granted contrary to Policy SW13 that would result in the unjustified loss of tourism, or leisure and recreation facilities.	1 or more applications permitted contrary to Policy SW13.	MTCBC Development Management Monitoring.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

RENEWABLE ENERGY								
LDP Objective 16: To promote renewable and low carbon energy.								
Relevant Polices / SA Objectives	Ref No.	Indicator Core / Local		Monitoring Target		Trigger Point		Data Source
<u>LDP Policies:</u>  EcW8: Renewable Energy.  EcW9: District Heating.  <u>SA Objectives:</u>  4: To improve human health and well-being and reduce inequalities.  6: To improve the overall quality and energy efficiency of the housing stock.  9: To ensure essential utilities and infrastructure are available to meet the needs of all.  10: To minimise energy use and optimise	<del>15.1</del>  <b><u>16.1</u></b>	<u>Local</u>  The capacity of renewable energy developments (electricity) permitted (MWe).		To secure planning permissions for 12.5 MWe of electricity generation by 2021.  To secure planning permissions for 25 MWe of electricity generation by 2026.  To secure planning permissions for 37.4 MWe of electricity generation by 2031.		<del>Failure to meet monitoring targets associated with Policies EcW8 and EcW9 by 10% or more.</del>  <b><u>Failure to secure planning permissions for 7.17 MWe of electricity generation by 2021 by 10% or more.</u></b>  <b><u>To secure planning permissions for 14.33 MWe of electricity generation by 2026 by 10% or more.</u></b>  <b><u>To secure planning permissions for 21.5 MWe of electricity generation by 2031 by 10% or more</u></b>  (FC46)		MTCBC Development Management Monitoring.
<b><u>Resource summary and target scenarios for renewable electricity</u></b>								
<b><u>Renewable Energy Technology</u></b>	<b><u>Available (undeveloped) resource</u></b>		<b><u>Current installed capacity (erected, installed or permitted)</u></b>		<b><u>Target scenarios for renewable energy generation by 2031</u></b>			
	<b><u>MWe (Capacity)</u></b>	<b><u>GWh/yr (Annual energy output)</u></b>	<b><u>MW e</u></b>	<b><u>GWh/y r</u></b>	<b><u>Low</u></b>		<b><u>High</u></b>	
					<b><u>MW e</u></b>	<b><u>GWh/y r</u></b>	<b><u>MW e</u></b>	<b><u>GWh/y r</u></b>
<b><u>Onshore wind</u></b>	<b><u>0</u></b>	<b><u>0</u></b>	<b><u>1.5</u></b>	<b><u>3.5</u></b>	<b><u>2</u></b>	<b><u>4.7</u></b>	<b><u>2.5</u></b>	<b><u>5.9</u></b>

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

opportunities for renewable energy generation.	<u>EfW</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
	<u>Landfill gas</u>	<u>N/A</u>	<u>N/A</u>	<u>6.2</u>	<u>23.4</u>	<u>3.5</u>	<u>13.2</u>	<u>3.5</u>	<u>13.2</u>	
	<u>AD</u>	<u>0.01</u>	<u>0.06</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
	<u>Hydropower</u>	<u>0.24</u>	<u>0.5</u>	<u>0.1</u>	<u>0.48</u>	<u>0.1</u>	<u>0.3</u>	<u>0.2</u>	<u>0.6</u>	
	<u>Building integrated solar</u>	<u>N/A</u>	<u>N/A</u>	<u>2.4</u>	<u>2.6</u>	<u>5.9</u>	<u>5.7</u>	<u>11.2</u>	<u>10.9</u>	
	<u>Stand-alone solar PV</u>	<u>158.3</u>	<u>138.7</u>	<u>-</u>	<u>-</u>	<u>10.0</u>	<u>9.7</u>	<u>20.0</u>	<u>19.4</u>	
	<u>Total</u>	<u>158.55</u>	<u>13.26</u>	<u>10.2</u>	<u>6.0</u>	<u>21.5</u>	<u>33.6</u>	<u>37.4</u>	<u>50</u>	
	<u>Merthyr Tydfil projected electricity demand 2031</u>						<u>208</u>		<u>228</u>	
	<u>Percentage electricity demand in 2031 potentially met by renewable energy resources</u>						<u>16%</u>		<u>22%</u>	
	(FC46)									
	<del>15.2</del> <u>16.2</u>	<u>Local</u> The capacity of renewable energy developments (heat) permitted (MWth).	To secure planning permissions for <del>6.5</del> <u>13.27</u> MWth of electricity generation by 2021.  To secure planning permissions for <del>13</del> <u>26.53</u> MWth of electricity generation by 2026.  To secure planning permissions for <u>39.8</u> <del>19.4</del> MWth of electricity generation by 2031.	<del>Failure to meet monitoring targets associated with Policies EcW8 and EcW9 by 10% or more.</del>  <u>To secure planning permissions for 6.5 MWth of electricity generation by 2021 by 10% or more.</u>  <u>To secure planning permissions for 13 MWth of electricity generation by 2026 by 10% or more.</u>  <u>To secure planning permissions for 19.4 MWth of electricity generation by 2031 by 10% or more.</u>  (FC47)	MTCBC Planning & Countryside Department.					



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<b>Resource Summary and target scenarios for renewable heat</b>								
<b>Renewable Energy Technology</b>	<b>Available (undeveloped) resource</b>		<b>Current installed capacity (installed or permitted)</b>		<b>Target scenarios for renewable energy generation by 2031</b>			
	<b>MWth (Capacity)</b>	<b>GWh/yr (Annual energy output)</b>	<b>MWth</b>	<b>GWh/yr</b>	<b>Low</b>		<b>High</b>	
					<b>MWth</b>	<b>GWh/yr</b>	<b>MWth</b>	<b>GWh/yr</b>
<b>Biomass CHP or large scale heat only</b>	<b>6.2 MWth (heat only application)</b>	<b>19.1 (heat only)</b>	<b>0.4</b>	<b>1.2</b>	<b>3.0</b>	<b>9.2</b>	<b>8.5</b>	<b>26.1</b>
<b>Biomass boilers</b>	<b>Or 1.4 MWth &amp; 0.69 MWe (CHP)</b>	<b>Or 8.4 (CHP)</b>	<b>0.03</b>	<b>0.09</b>	<b>7.9</b>	<b>24.1</b>	<b>16.4</b>	<b>50.4</b>
<b>Anaerobic Digestion</b>	<b>0.036 (heat only)</b>	<b>0.22 (heat only)</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>
	<b>Or 0.011 MWth &amp; 0.01 MWe (CHP)</b>	<b>OR 0.135 (CHP)</b>						
<b>EfW</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>
<b>Heat pumps</b>	<b>N/A</b>	<b>N/A</b>	<b>0.2</b>	<b>0.4</b>	<b>8.6</b>	<b>16.5</b>	<b>14.9</b>	<b>28.7</b>
<b>Solar thermal</b>	<b>N/A</b>	<b>N/A</b>	<b>0.03</b>	<b>0.02</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>0.7</b>	<b>444.5</b>	<b>19.4</b>	<b>49.8</b>	<b>39.8</b>	<b>105.2</b>
<b>Merthyr Tydfil projected heat demand 2031</b>						<b>364</b>		<b>368</b>
<b>Percentage heat demand in 2031 potentially met by renewable energy resources (FC47)</b>						<b>14%</b>		<b>29%</b>

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<b>MINERALS</b>					
<b>LDP Objective 17: To ensure a sustainable supply of minerals.</b>					
<b>Relevant Policies / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<p><u>LDP Policies:</u></p> <p>EcW10: Sustainably Supplying Minerals.</p> <p>EcW11: Minerals Development.</p> <p>EcW12: Mineral Buffer Zones.</p> <p>EcW13: Mineral Safeguarding.</p> <p><u>SA Objectives:</u></p> <p>9: To ensure essential utilities and infrastructure are available to meet the needs of all.</p> <p>15: To protect and conserve soil and safeguard mineral resources.</p>	<p><del>16.1</del></p> <p><b><u>17.1</u></b></p>	<p><u>Core</u></p> <p>The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).</p>	<p>Maintain a <u>minimum</u> 10 year <u>land</u> bank of permitted aggregate reserves <u>over the entire plan period</u></p> <p><b>(FC48)</b></p>	<p>Less than a 10 year land bank of permitted aggregate reserves in any 1 year.</p>	<p>South Wales Regional Aggregates Working Party (SWRAWP).</p> <p>MTCBC Development Management Monitoring.</p>
	<p><del>16.2</del></p> <p><b><u>17.2</u></b></p>	<p><u>Local</u></p> <p>Amount of development permitted within a Minerals Buffer Zone.</p>	<p>No permission granted for development within a Minerals Buffer Zone contrary to Policy EcW12.</p>	<p>1 or more applications permitted for development within a Minerals Buffer Zone contrary to Policy EcW12 in any 1 year.</p>	<p>South Wales Regional Aggregates Working Party (SWRAWP).</p> <p>MTCBC Development Management Monitoring.</p>
	<p><del>16.3</del></p> <p><b><u>17.3</u></b></p>	<p><u>Local</u></p> <p>Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.</p>	<p>No permission granted for development within Minerals Safeguarding Areas contrary to Policy EcW13.</p>	<p>1 or more applications permitted for development within a Minerals Safeguarding Area contrary to Policy EcW13 in any 1 year.</p>	<p>South Wales Regional Aggregates Working Party (SWRAWP).</p> <p>MTCBC Development Management Monitoring.</p>

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

WASTE MANAGEMENT					
LDP Objective 18: <i>To promote the efficient use of materials and resources and ensure an integrated network of waste management facilities.</i>					
Relevant Policies / SA Objectives	Ref No.	Indicator – Core / Local	Monitoring Target	Trigger Point	Data Source
<p><u>LDP Policies:</u></p> <p>EcW14: Waste Facilities.</p> <p><u>SA Objectives:</u></p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>9: To ensure essential utilities and infrastructure are available to meet the needs of all.</p> <p>11: To minimise the contribution to climate change whilst maximising resilience to it.</p>	<p><del>17.1</del></p> <p><b>18.1</b></p>	<p><u>Local</u></p> <p>Capacity to cater for the County Borough's waste.</p>	<p>Maintain sufficient capacity to cater for the County Boroughs waste (to be confirmed at a regional level) in accordance with TAN21.</p>	<p>Triggers to be established at a regional level in accordance with TAN21.</p>	<p>MTCBC Waste Services Department.</p>

### Appendix 1: Site Allocation Details [FC37]

## Housing allocations (Policy SW3)

### General Infrastructure Requirements

In support of the housing allocations contained within the Deposit Local Development Plan, the Council has prepared site assessments that have highlighted where improvements to infrastructure are required to ensure that development does not place undue strain on existing resources and facilities. Strategic infrastructure requirements have been included within the Policies of the Deposit Plan and/or detailed in the site descriptions below (where delivery is required on site). All sites will be required to contribute to local infrastructure and facilities where appropriate.

In regard to water and sewerage infrastructure, Merthyr Tydfil County Borough Council and Welsh Water have worked collaboratively throughout the LDP process, and as such the capacity of infrastructure has fed into each stage of the process. Welsh Water consider that there are no insurmountable infrastructure constraints that would affect the anticipated site deliverability and delivery of the Plan's overall growth strategy. Some of the allocations will require off-site works in order to connect to the existing networks, however this is a standard pre-requisite of development, and as such should not hinder site deliverability.

For some of the larger allocations (for example, typically over 100 dwellings), hydraulic modelling assessments of the water/sewerage network will be required with the developer then funding the necessary reinforcement works to accommodate their site. Again, for the allocations where these reinforcement works are required, their undertaking should not affect the anticipated timescales for site deliverability.

Welsh Water will provide updates to Merthyr Tydfil County Borough Council, throughout the period of the Replacement LDP, with regard to the capabilities of their infrastructure. Through a combination of reinforcement works through Welsh Waters' own capital investment programmes, developer contributions via section 106 agreements where appropriate, and the requisition process, Welsh Water are satisfied that the allocations can be delivered within the plan period.

(FC40)

Further information on these requirements is also available in the Site Assessment Background paper.

### General Supporting Information and Assessments

In addition to the site-specific matters raised under each allocation, a range of supporting information may be necessary to accompany proposals for development, including: -

- Environmental Statements (subject to EIA Screening);
- Transport Assessments;
- Design and Access Statements
- Masterplans;

- Landscape Assessments;
- Travel Plans and, where necessary, improvements to encourage sustainable transport e.g. supported bus services, new or improved footways;
- Ecological Assessments – while site specific comments have been made on some sites regarding possible features of biodiversity importance, an ecological assessment agreed with the Council's ecologist or where appropriate Natural Resources Wales, will be required for all sites.

The undertaking of a Habitats Regulation Assessment for the Deposit Local Development Plan does not remove the need for project level Habitats Regulation assessments of individual development sites where they could have an adverse effect on the integrity of a European Protected site.

The various site allocations in the plan may have the potential to impact upon sites with varying degrees of biodiversity importance. In allocating these sites a precautionary approach has been adopted by the Council and appropriate species surveys, and where relevant appropriate mitigation, will be required to accompany any planning application for the development of the sites in order to comply with the requirements as set out in the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016

Having regard to the detailed site appraisal, consultations and infrastructure planning detailed above, the following section provides a general summary of the key issues associated with each of the 35 sites allocated by Policy SW3.

In allocating the LDP sites the Council has had regard to the requirements of TAN15 and specifically the justification tests set out under Section 6.2. The Council is satisfied that the sites allocated can be justified and are capable of being delivered during the plan period and that any mitigation measures required will not affect the level of growth proposed at the site or the sites deliverability.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

	No of units
<b>SW3.1 – Hoover Factory Site</b>	<b>440</b>
<p>As part of the allocation of the Hoover Strategic Regeneration Area (HSRA), 9 hectares of land is allocated to contribute 440 dwellings towards the LDP strategy. This 9 hectares forms part of the larger Hoover Factory Site (approximately 16 hectares), bounded to the West by the River Taff, and the East by the A4054. The site lies between the communities of Abercanaid and Pentrebach and is approximately 1 mile South of Merthyr Tydfil Town Centre. The development of this site is anticipated to bring forward affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The site forms a key part of the LDP Strategy, accounting for 20% of the total housing requirement of the Plan; delivering additional benefits in the form of an improved Metro station at Pentrebach; and meeting plan objectives in regard to promoting the reuse of suitable previously developed land and supporting an integrated transport system.</p> <p>Master planning work has been undertaken to demonstrate that the 440 dwellings proposed are deliverable on the site; alongside other proposed uses including public transport improvements associated with the South Wales Metro scheme; substantial open space provision; and new convenience retail floorspace.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from Merthyr Road (A4054) and the roundabout at the North of the site.</p> <p>The presence of the river, and access to the rail infrastructure, should be focussed elements of the design layout, with east - west connectivity being of particular importance. The Afon Taf SINC is important regional scale ecological connective habitat and contains historic records of UK and European Protected Species, and a 10 metre buffer zone from the main river should be maintained. The river corridor should be used to provide a green corridor for both open space and ecological connectivity. Extensive stands of Japanese Knotweed extend alongside the River Taff on both banks.</p> <ul style="list-style-type: none"> <li>• A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water <u>and sewerage</u> infrastructure network in order to accommodate the site. There are numerous water mains <u>and sewers</u> crossing the site for which protection measures will be required in the form of easement widths or diversions. <b>(FC38)</b></li> <li>• A comprehensive Transport Assessment should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> <li>• A Desk Based Assessment of the archaeology of the site would be required.</li> </ul> <p>Redevelopment of the Hoover Factory Site is a key part of the wider HSRA, and is integral to success of the LDP strategy. It is anticipated that completions will start to come forward during 2023/24, and given the strategic nature of the development and its proximity to public transport</p>	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

improvements, approximately 50 dwellings will then be delivered per annum over the remainder of the Plan period.

	No of units
<b>SW3.2– Sweetwater Park, Trefechan</b>	<b>10</b>
This 0.47 hectare site is located adjacent to existing residential development in Trefechan. Planning permission for the final 10 dwellings was granted in 2016 (P/15/0412) and development of the site is now complete	

	No of units
<b>SW3.3 – Upper Georgetown Plateau</b>	<b>50</b>
<p>This 2.47 hectare brownfield site is a former industrial site comprising of waste tips that were reclaimed in the 1990s. The site is allocated for 50 units and is anticipated to bring forward affordable housing and other planning obligations in accordance with Policy SW9. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint. The site could be split into two parcels due to the topography and two access points may be beneficial.</p> <p>The site is traversed by a 600mm trunk water main for which protection measures will be required in the form of an easement width or diversion.</p> <p>Neutral grassland of SINC value at the South East of the site needs to be considered alongside hedgerow retention or replacement. Japanese Knotweed exists within the vicinity of this site and therefore survey and assessment will be required. Loss of tree cover could lead to increased run off rates and an integral SUDS scheme should be an integral component of the development</p> <ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• Areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> <li>• A Desk Based Assessment would be required which sets out how archaeology on the site will be considered.</li> </ul> <p>The site is anticipated to deliver completions over a three year period in the middle of the plan period.</p>	



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

	No of units
<b>SW3.4 – Brondeg, Heolgerrig</b>	<b>50</b>
<p>This 2.75 hectare Greenfield site lies within the settlement of Heolgerrig. Part of the site is in the ownership of MTCBC, however the sale of the land to a private owner is underway. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy and deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The western and southern parts of the site (approx. 1.76 Ha) have outline planning permission for 33 dwellings (P/16/0344) and would be accessed from Upper Colliers Row to the east. The development of the remaining part of the site (approx. 0.89Ha) is expected to deliver 17 dwellings. Access could be provided from the adopted highway of Upper Colliers Row. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required, for example, the junction with Heolgerrig Road, where there are visibility concerns.</p> <p><del>Dwr Cymru Welsh Water has advised that there are no issues in providing this site with a water supply, and that there are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site. (FC40)</del></p> <p>Glamorgan Gwent Archaeological Trust has advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA070 area where there is evidence of extractive tips and tramways.</p> <ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site. The site is also in close proximity to the A470 trunk road, and therefore noise will need to be considered.</li> <li>• Areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• A Written Scheme of Investigation for Archaeology would be required which sets out how archaeology on the site will be considered.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required, including potential impacts on the adjacent SSSI.</li> </ul> <p>The site is projected to deliver 10 units a year from 2019/2020 onwards.</p>	

	No of units
<b>SW3.5 – Erw Las, Gellideg</b>	<b>10</b>
This 0.35 hectare Greenfield site lies within the settlement of Gellideg. The site is in the ownership	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

of MTCBC. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy. The site is also in close proximity (approx. 50m) to the Listed Buildings of Gellideg Cottages.

The development of the site is expected to deliver 10 dwellings. Access could be provided from the adopted highways of Heol Tai Mawr to the west or Erw Las to the north. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.

The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.

~~Dwr Cymru Welsh Water has advised that there are no issues in providing this site with a water supply, and that there are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.~~ The site is traversed by a 4" distribution water main for which protection measures will be required in the form of an easement width or diversion. The site is traversed by 300mm and 9" combined sewers for which protection measures will be required in the form of easement widths or diversions. **(FC40)**

- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the local highway network improvements required.
- The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- A Desk Based Assessment would be required which sets out how archaeology on the site will be considered.

The site is projected to deliver the entire 10 units during 2021/2022.

	No of units
<b>SW3.6 – Beacon Heights, Swansea Road</b>	<b>20</b>
This is a substantially completed residential development site within the settlement of Castle Park. The site is in private ownership, and, given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.	
Six units have been completed on the site, within the first two years of the plan period. A 0.54 hectare part of the site has been granted planning permission (P/16/0165) and is expected to deliver a further 14 dwellings over the plan period. Four units are expected to be completed in 2019/20 and 10 units in 2020/21.	

	No of units
<b>SW3.7 – Winchfawr, Heolgerrig</b>	<b>20</b>
This 3.13 hectare Greenfield site lies within the settlement of Heolgerrig and is within private ownership. The development of the site is expected to deliver 20 dwellings. Access could be	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

provided from the adopted highway of Winch Fawr Road to the south. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.

The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.

~~There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site. (FC40)~~

The incorporation of a small woodland copse would benefit and fragment development of this site and access to natural / semi natural green space should be improved as part of development.

- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- A Desk Based Assessment would be required which sets out how archaeology on the site will be considered.

Given the topography of the site, and the existing dwelling on the site, the net developable area is approximately 1.5 hectares. Discussions with the landowner have indicated that the site is likely to come forward for 20 self build plots, with initial completions due for 2023/24.

	No of units
<b>SW3.8 – South of Castle Park</b>	<b>160</b>
<p>This 5.3 hectare Greenfield site lies within the settlement of Swansea Road. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The development of the site is expected to deliver 160 dwellings. Access could be provided from the adopted highway of Winch Fawr Road to the southeast. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p><del>Dwr Cymru Welsh Water has advised that there are no issues in providing this site with a water supply, and that there are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site. (FC40)</del></p> <p>The site is adjacent to a Scheduled Ancient Monument, adjacent to the Winchfawr West SINC and</p>	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

in close proximity (50m) to the Winchfawr East & Clwydyfagwr SINC. The site acts as an important east-west ecological connective corridor for Great Crested Newts (population to the east at Winchfawr & Clwydyfagwr SINC) and an east-west ecological connective corridor for Great Crested Newts is required to be designed in to development proposals (this may also be an effective 'linear' SuDS scheme). An exclusion scheme for Great Crested Newts is likely to be required to the west and south during construction. A protective ecological buffer may be required between the proposed development and Winchfawr West SINC/Open Countryside.

- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the local highway network improvements required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) & a Desk Based Assessment will be required.

The site is projected to deliver an initial 10 units in 2025/2026, with a further 30 units per year being delivered between 2026 and 2031.

	No of units
<b>SW3.9 – Cyfarthfa Mews, Swansea Road</b>	<b>19</b>
<p>This is a substantially completed residential development site within the settlement of Swansea Road. The site is in private ownership, and, given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The total size of the site is 1.2 hectares, however, a substantial number of units were completed prior to the plan period. Of the 19 units contributing to the replacement LDP, 15 units have been completed within the first two year of the plan period. The remaining four units are expected to be in completed in 2018/19.</p> <p>The four remaining units will be accessed via the existing site. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p>	

	No of units
<b>SW3.10 – Trevor Close, Pant</b>	<b>20</b>
<p>This 1.15 hectare Brownfield site lies within the settlement of Pant. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The site is expected to deliver 20 dwellings. Access could be provided from the adopted highway of Trevor Close to the southwest. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p>	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.

~~Dwr Cymru Welsh Water has advised that there are no issues in providing this site with a water supply, and that there are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.~~ The site is traversed by a 4" and 160mm distribution water main for which protection measures will be required in the form of easement widths or diversions. **(FC40)**

- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.

There are no significant constraints or barriers to the development of the site. However, an open watercourse exists within the site and will need to be accounted for as part of the development. The site is projected to deliver 5 units during 2019/20, 10 units during 2020/21 and a further 5 units during 2021/22.

	No of units
<b>SW3.11 – East St, Dowlais</b>	<b>10</b>
<p>This 0.29 hectare Brownfield site lies within the settlement of Dowlais. The site is in the ownership of an RSL – Merthyr Tydfil Housing Association. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</p> <p>The site is expected to deliver 10 dwellings. Access could be provided from the adopted highway of East Street to the south or Church Street to the west. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p><del>Dwr Cymru Welsh Water has advised that there are no issues in providing this site with a water supply, and that there are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.</del> The site is traversed by a 4" and 160mm distribution water main for which protection measures will be required in the form of easement widths or diversions. The site is traversed by a 6" foul sewer for which protection measures will be required in the form of an easement width or diversion. <b>(FC40)</b></p> <p>There are no significant constraints or barriers to the development of the site. However the site is within Dowlais Conservation Area, and the Listed Buildings of Dowlais Library &amp; St Johns Church</p>	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

are in close proximity (approx. 39m). Development of the site has been given an 'Amber' rating in terms of archaeological impact due to being situated within a character area of the Merthyr Tydfil Historic Landscape related to workers housing associated with Dowlais works.

- A Desk Based Assessment would be required which sets out how archaeology on the site will be considered.

The site is projected to deliver 10 units during 2019/20.

	No of units
<b>SW3.12 – St Johns Church, Dowlais</b>	<b>20</b>
This 0.2 hectare site is located in Dowlais and involves the conversion of a church. Full permission for 20 flats was granted in 2012 (P/11/0031), and the site is due for completion during 2018	

	No of units
<b>SW3.13 – Victoria House, Dowlais</b>	<b>19</b>
This 0.24 hectare site is located off Victoria Street in Dowlais. Full permission for 25 flats was granted in 2015 (P/15/0229) with 6 units completed prior to this plan period. The remaining 19 units were completed during 2016/17	

	No of units
<b>SW3.14 - Pen y Dre Fields, Gurnos</b>	<b>40</b>
This 1.55 hectare site is located in the community of Gurnos. The site is allocated for 40 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.	
The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.	
<del>There are no issues in providing this site with a water supply, though off-site mains will be required in order to connect to the existing network.</del> The site is traversed by a 450mm trunk water main for which protection measures will be required in the form of an easement width or diversion. <del>There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site, though</del> Off-site sewers will be required in order to connect to the existing network. <b>(FC40)</b>	
The site is adjacent to an existing open space which has recently received investment. The interface between the two developments should be respected and adequate buffer planting considered. This open space contains known occurrences of Japanese Knotweed on its boundary.	
<ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to</li> </ul>	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

various past activities on site.

- Areas of the site lie in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. CADW should also be consulted.

The site is projected to deliver 40 units over a two year period during the middle of the Plan period.

	No of units
<b>SW3.15 - Goetre Primary School, Gurnos</b>	<b>120</b>
<p>This 3.82 hectare site is located in the community of Gurnos. The site is allocated for 120 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p><del>There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.</del> The site is traversed by a 225m combined public sewer for which protection measures will be required in the form of an easement widths or diversions. <b>(FC40)</b></p> <p>Cyfarthfa Park is a major open space and development will affect its setting; it is therefore deserving of sympathetic design. A heritage buffer is required to protect and enhance the setting of the park which will include assessment and protection of existing trees. Similar attention should be focused on the protection and enhancement of tree cover to the roadside frontage. Additional tree cover should be provided as a continuation of the existing roadside trees.</p> <ul style="list-style-type: none"> <li>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</li> <li>• Areas of the site lie in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> <li>• A Desk Based Assessment of the archaeology of the site would be required.</li> </ul> <p>The site is projected to deliver 40 units per annum at the end of the Plan period.</p>	

	No of units
<b>SW3.16 - Former General Hospital</b>	<b>20</b>
This 0.2 hectare site is located in Merthyr Tydfil Town Centre. The site is allocated for 20 dwellings	



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.

The allocation for 20 dwellings reflects an existing planning permission on site (P/16/0033).

The Council's Engineers have advised that the principle of development is considered acceptable and an acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.

~~There are no issues in providing this site with a water supply. The site is traversed by a 3" distribution water main for which protection measures will be required in the form of an easement width or diversion. There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.~~ Protection measures will be required in the form of an easement width or diversion in order to maintain the integrity of the asset and allow for access if required. **(FC40)**

The use of green infrastructure in the form of street trees should be an important part of the development. There is a concern regarding the culverted watercourse passing under existing/remaining structures, from the rear of Gwaelodygarth Road. This needs to be accurately located and its condition surveyed. The site is situated in the Merthyr Tydfil Town Centre Conservation Area, and this issue should be considered as part of any development.

- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Areas of the site lie in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment (including a bat/bird survey) will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.

The site is projected to deliver 20 units in the middle of the plan period.

	No of units
<b>SW3.17 - Haydn Terrace, Penydarren</b>	<b>40</b>
<p>This 2.24 hectare site is located in the community of Penydarren. The site is allocated for 40 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 40 dwellings reflects the net developable area of the site which is approximately 1.4 hectares. The majority of the remaining area of the site is either undevelopable due to topography or required for access arrangements.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint.</p> <p><del>There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.</del> The site is traversed by a 150mm combined sewer for which protection measures will be required in the</p>	

form of an easement width or diversion. **(FC40)**

This is a highly visible space that provides a useful intervening green space between the more intensively developed estates which surround it. The significance of tree cover as a component of the development should not be underestimated, and a well connected area of open space that provides safe pedestrian access to other nearby spaces should be a component of the development. The site is heavily infested with Japanese Knotweed.

- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- An Assessment of the Significance of Impacts of Development on Historic Landscape (*ASIDOHL*) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. CADW should also be consulted.

The site is projected to deliver 40 units over a 3 year period in the middle of the plan period.

	No of units
<b>SW3.18 - Former St Peter and Paul Church, Abercanaid</b>	<b>13</b>
This 0.3 hectare site is located off Chapel Street, Abercanaid. Full permission for 13 affordable units was granted in 2015 (P/14/0193), and the site was completed in 2017.	

	No of units
<b>SW3.19 -Twynyrodyn</b>	<b>150</b>
This 5.76 hectare site is located between the A4060 trunk road and the existing community of Twynyrodyn. The site is allocated for 150 dwellings which reflects an approximate net developable area of 5 hectares and is anticipated to bring forward affordable housing and other planning obligations in accordance with Policy SW9. The land was reclaimed as part of the East Merthyr Land Reclamation scheme in the late 1980s/early 1990s.	
The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint. Access is likely to be gained from an existing roundabout that was constructed to enable development of adjacent site for 100 dwellings.	
The site is traversed by an 8" distribution main, a 150mm foul sewer, a 150mm foul rising main, and the Mountain Hare Sewage Pumping Station (SPS) for which protection measures will be required in the form of easement widths or diversion.	
A development of this scale should support new or expanded play provision as a component of the development potentially with a significant open space central to the development.	

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site. There are numerous water mains crossing the site for which protection measures will be required in the form of easement widths or diversions.
- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- A Desk Based Assessment of the archaeology of the site would be required.

The site is projected to deliver 30 units per annum in the middle of the Plan period.

	No of units
<b>SW3.20 - Former Mardy Hospital, Twynyrodyn</b>	<b>114</b>
<p>This 3.41 hectare site is located in the community of Twynyrodyn. The site is allocated for 114 dwellings which reflects a scheme that has recently been completed on the area of the site that was formerly a hospital (64 dwellings during the Plan period), and an additional area of land to the North West that is anticipated to bring forward 50 dwellings including affordable housing and other planning obligations in accordance with Policy SW9. This area includes an existing children's play area that will need to be moved or incorporated into future development proposals.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p><del>There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site. (FC40)</del></p> <p>The site is predominantly of relatively low biodiversity value with the exception of a native hedgerow to the south-eastern boundary which qualifies as an "important hedgerow" under the Hedgerow Regulations 1997 and UK/Wales BAP Habitat. To compensate for the loss of green space as a consequence of development, investment within the local area into further play space provision should be made. Japanese Knotweed is known to exist adjacent to the existing playground and will require complete eradication prior to any earth moving operation commencing</p> <ul style="list-style-type: none"> <li>• A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> </ul>	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

The remaining 50 dwellings are anticipated to come forward during the middle of the Plan period.

	No of units
<b>SW3.21 - Bradley Gardens 2, Penyard</b>	<b>100</b>
<p>This 5.54 hectare site is located in the community of Penyard. The site is allocated for 100 dwellings and is anticipated deliver affordable housing and other planning obligations in accordance with Policy SW9. The allocation for 100 dwellings reflects the net developable area of the site which is approximately 3 hectares. The majority of the remaining area of the site is either undevelopable due to topography, required for access arrangements or for potential drainage attenuation.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p><del>There are no issues in providing this site with a water supply, however,</del> Due to the size of the development, a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site. The site is traversed by a 150mm foul sewer for which protection measures will be required in the form of an easement width or diversion. <b>(FC40)</b></p> <p>The majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. The juvenile woodland setting of the development should be maintained. Existing watercourses within the site should be celebrated as a component of the design and modified to form natural green corridors for wildlife.</p> <ul style="list-style-type: none"> <li>• A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site.</li> <li>• A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> <li>• A Desk Based Assessment of the archaeology of the site would be required.</li> </ul> <p>The site is anticipate to deliver approximately 30 dwellings a year towards the end of the Plan period.</p>	

	No of units
<b>SW3.22 - Former St Tydfils Hospital</b>	<b>50</b>
This 2.42 hectare site is located adjacent to Merthyr Tydfil Town Centre. The site is allocated for	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

50 dwellings and is anticipated deliver affordable housing and other planning obligations in accordance with Policy SW9. The allocation for 50 dwellings reflects the net developable area of approximately 1.8 hectares which takes in to account constraints at the entrance of the site, and excludes the park to the West of the site.

The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.

~~There are no issues in providing this site with a water supply, and there are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.~~ The site is traversed by a 5" distribution and two 150mm combined sewers for which protection measures will be required in the form of easement widths or diversion. **(FC40)**

Bat species have been recorded on site and in several locations within the surrounding vicinity, accordingly, protected species surveys are required. Tree Preservation Orders are located on site, and the site lies adjacent to Merthyr Tydfil Town Centre Conservation Area.

Investment within the open space that forms a part of the site should take place. Provision of play opportunities would address shortfalls within the nearby area. The site has sufficient scope to provide a good sized play space. Tree cover contributes to urban character and sense of place and should be retained as a component of the development.

- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- A Desk Based Assessment of the archaeology of the site would be required.

The site is anticipated to deliver 50 units over a 3 year period in the middle of the Plan period.

	No of units
<b>SW3.23 - Miners Hall</b>	<b>12</b>
<p>This 0.07 hectare site is located in Merthyr Tydfil Town Centre. The site is allocated for 12 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9. The Miners Hall is a listed building that was significantly damaged by a fire approximately 25 years ago. The building in its current form can feasibly be redeveloped for a development of flats/apartments.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Acceptable existing highway access is available. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.</p> <p><del>There are no issues in providing this site with a water supply, and there are no problems</del></p>	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

~~envisaged with the public sewerage network accommodating the domestic foul flows from this site.~~ The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of easement widths or diversion. **(FC40)**

Japanese Knotweed exists within the vicinity of this site and a full survey and assessment will be required. Access to the Trevithick Trail should also be retained. The site is situated in the Merthyr Tydfil Town Centre Conservation Area, and this issue should be considered as part of any development.

- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- Any archaeological features of cultural significance should be recorded as part of development.

The site is anticipated to deliver 12 units during a single year in the middle of the Plan period.

	No of units
<b>SW3.24 – Former Ysgol Santes Tudful</b>	<b>20</b>
<p>This 0.78 hectare site is located on Queens Road, to the East of Merthyr Tydfil Town Centre. The site is allocated for 20 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Existing highway access is available from Queens Road adopted highway, although local improvements are likely to be required as there is a 5m difference in level to the site.</p> <p><del>There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.</del> <b>(FC40)</b></p> <p>Maintaining landscape character to the road frontage through the retention / planting of trees along the roadside will be an important part of the development of the site. The site has very low biodiversity value but good north-south ecological connectivity bordering the site (trees and hedges) should be maintained.</p> <ul style="list-style-type: none"> <li>• A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</li> </ul> <p>The site is anticipated to deliver 20 units over a two year period in the middle of the Plan period.</p>	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

	No of units
<b>SW3.25 - Sandbrook Place</b>	<b>12</b>
This 1.12 hectare site is located near to Merthyr Tydfil town centre. The entire site benefits from outline permission (P/14/0256) with the development consisting of 12 self-build plots. One dwelling has been completed, with 10 units under construction. One plot remains unsold, and the site is anticipated for completion by 2021.	

	No of units
<b>SW3.35 – Clwydyfagwr, Swansea Road</b>	<b>40</b>
<p><u>This 1.79 hectare greenfield site lies within the settlement of Swansea Road. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy and deliver affordable housing and other planning obligations in accordance with Policy SW9.</u></p> <p><u>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required, for example, the junction with Swansea Road/Winchfawr Road where there are visibility concerns.</u></p> <p><u>Glamorgan Gwent Archaeological Trust has advised that the site lies within the Historic Landscape Merthyr Tydfil HLCA063 area where there is evidence of previous coal mining activity.</u></p> <ul style="list-style-type: none"> <li><u>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the required local highway network improvements required.</u></li> <li><u>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</u></li> <li><u>Areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.</u></li> <li><u>A Written Scheme of Investigation for Archaeology would be required which sets out how archaeology on the site will be considered.</u></li> <li><u>An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</u></li> </ul> <p><u>The site is projected to deliver 20 units a year from 2024/2025 onwards. (FC39)</u></p>	



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

	No of units
<b>SW3.26 – Project Riverside, Merthyr Vale</b>	<b>153</b>
This 6.8 hectare site is located between the recently constructed Golwg yr Afon main road and the main Taff Valley railway line in Merthyr Vale. Planning permission for 153 dwellings (including 43 affordable dwellings) was granted in 2018 (P/17/0345) and development of the site has commenced in Summer 2018, with the site anticipated for completion in 2023.	

	No of units
<b>SW3.27 – Walters Terrace, Aberfan</b>	<b>23</b>
This 0.89 hectare site is located on a former railway yard in Aberfan. Planning permission for 23 affordable dwellings was finalised in 2017 (P/15/0324) and development of the site was completed in early 2018	

	No of units
<b>SW3.28 - Opposite Kingsley Terrace, Aberfan</b>	<b>12</b>
This 0.34 hectare site is located to the West of the Taff Trail in Aberfan. The entire site benefits from outline permission (P/15/0259), with full planning permission for 8 dwellings granted on part of the site in January 2018 (P/17/0245). Development will commence in Summer 2018 and completion is anticipated in 2020.	
The remaining 4 plots are anticipated to come forward as self-build plots, completions due in the following two years.	

	No of units
<b>SW3.29 – adjacent to Manor View, Trelewis</b>	<b>248</b>
This 12.73 hectare site is located off Gelligaer Road in Trelewis. The site is allocated for 248 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.	
50 dwellings were completed on the site during 2016/17 and 2017/18 as part of a scheme of 173 dwellings completed by Redrow Homes.	
The Council's Engineers have advised that the principle of development is considered acceptable. Highway access is available from the roundabout constructed as part of the first phase of the recently constructed residential scheme. Minor improvements may be required (e.g. junction or carriageway widening) but there are no significant concerns.	
The existing field pattern framework of distinctive stone walls /hedges should be maintained and enhanced and access to wider landscape and major green spaces should be maintained. No known invasive species are associated with this site although a watching brief should be kept for Himalayan Balsam.	
The site includes the Nant Caeach SINC with habitats that meet SINC Criteria for woodland (including ancient woodland), watercourses and neutral grassland. All of which are UK & Wales BAP Habitat, and Habitat of Principal Importance for the Conservation of Biological Diversity in Wales, under the Environment Wales Act 2016. A minimum 5m buffer between development and the Nant Caeach watercourse should be maintained.	

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site. **The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020). (FC41)**
- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify whether local and wider highway network improvements are required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.

The remainder of the site is expected to come forward in two separate phases, the first delivering approximately 120 dwellings in the middle of the plan period, the second delivering the final 80 dwellings towards the end of the Plan period.

	No of units
<b>SW3.30 – Stormtown, Trelewis</b>	<b>80</b>
<p>This 5.54 hectare site is located in the community of Trelewis. The site is allocated for 80 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 80 dwellings reflects the net developable area of the site which is approximately 2.8 hectares. The majority of the remaining area of the site is undevelopable due to topography.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</p> <p>The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of an easement width or diversion.</p> <p>The distinctive character of the later workers housing at Taff Merthyr Garden Village should resonate through this development site, and proximity to Trelewis Park should be recognised as an integral element of the design of this site. There are no known recordings of knotweed within this site although it is quite possible that it does exist on the periphery.</p> <p>There is little ecological information on the site or the immediate adjacent land. Despite this fact it is likely that the areas of highest ecological value and connective habitat are on the steep slopes, and these habitats should be retained.</p> <ul style="list-style-type: none"> <li>• A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site. <b><u>The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital</u></b></li> </ul>	

### **Investment Programme AMP6 (years 2015 to 2020). (FC41)**

- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- A Noise Survey will be required due to proximity of the site to the Taf Bargoed railway line.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. CADW should also be consulted.

The site is expected to deliver 20 dwellings per annum over a four year period in the middle of the Plan period.

	No of units
<b>SW3.31 – Cwmfelin, Bedlinog</b>	<b><del>50</del> 30</b>
<p>This 3.57 hectare site is located in the community of Bedlinog. The site is allocated for <del>50</del> <b>30</b> dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for <del>50</del> <b>30</b> dwellings reflects the net developable area of the site which is approximately 1.7 hectares. The majority of the remaining area of the site is undevelopable due to topography.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p><del>There are no issues in providing this site with a water supply, though</del> Off-site <b>water</b> mains <b>and sewers</b> will be required in order to connect to the existing network. <del>There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site, though off-site sewers will be required in order to connect to the existing network.</del> <b>(FC40)</b></p> <p>Ensuring connectivity to wider open spaces should form an integral part of any development proposals. Part of the site is situated in the Cwmfelin Conservation Area, and this issue should be considered as part of any development.</p> <ul style="list-style-type: none"> <li>• A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</li> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk</li> </ul>	

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

assessment will therefore be required.

- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- A Desk Based Assessment of the archaeology of the site will be required.

The site is expected to deliver 10 dwellings per annum over a five ~~five~~ **three** year period at the end of the Plan period. **(FC39)**

	No of units
<b>SW3.32 – Commercial Field, Treharris</b>	<b>15</b>
<p><del>This 0.93 hectare site is located in the community of Treharris. The site is allocated for 15 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</del></p> <p><del>The allocation for 15 dwellings reflects the net developable area of the site which is approximately 0.5 hectares. The majority of the remaining area of the site is undevelopable due to topography.</del></p> <p><del>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</del></p> <p><del>There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site.</del></p> <p><del>Development should retain the distinctive character of the settlement core in materials and general vernacular. This should mirror the distinctive rows of terraced housing built along the contours with construction of stone slate roofs. A contribution towards the improvement of a nearby open space should be a consideration of this development. Site is known to be heavily infested with Japanese Knotweed to the south. The site is situated in the Treharris Conservation Area, and this issue should be considered as part of any development.</del></p> <ul style="list-style-type: none"> <li><del>• A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</del></li> <li><del>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</del></li> <li><del>• The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</del></li> <li><del>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</del></li> <li><del>• A Desk Based Assessment of the archaeology of the site will be required.</del></li> </ul> <p><del>The site is expected to deliver 15 dwellings in a single year in the early part of the Plan period.</del></p>	
<b>(FC39)</b>	

	No of units
<b>SW3.33 – Cilhaul, Treharris</b>	<b>30</b>
This 1.36 hectare site is located in the community of Treharris. The site is allocated for 30	

dwelling and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.

The allocation for 30 dwellings reflects the net developable area of the site which is approximately 1 hectare. The majority of the remaining area of the site is either undevelopable due to topography or required for access arrangements.

The Council's Engineers have advised that the principle of development is considered acceptable. Existing highway access is available although local improvements are likely to be required, and the immediate and wider local highway network may require major improvement works.

~~There are no issues in providing this site with a water supply. There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site, though~~ Off-site sewers will be required in order to connect to the existing network. **(FC40)**

Retaining the distinctive garden village design character of the existing settlement at Cilhaul is important. A design solution should be developed that maintains the relationship between new development and that of the Parc Taf Bargoed. There is a known knotweed infestation to the South along Forest Road.

- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.

The site is expected to deliver 15 dwellings per annum over a two year period in the middle of the Plan period.

	No of units
<b>SW3.34 – Oaklands, Treharris</b>	<b>50</b>
<p>This 2.79 hectare site is located in the community of Treharris. The site is allocated for 50 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 50 dwellings reflects the net developable area of the site which is approximately 1.7 hectares. The majority of the remaining area of the site is either undevelopable due to topography or required for access arrangements.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. Existing highway access is available although local improvements are likely to be required, and the immediate and wider local highway network may require major improvement works.</p> <p><del>There are no issues in providing this site with a water supply. The site is traversed by a 125mm distribution water main for which protection measures will be required in the form of an easement width or diversion. There are no problems envisaged with the public sewerage network accommodating the domestic foul flows from this site. The site is traversed by a 150m foul public sewer for which protection measures will be required in the form of an easement widths or diversions. (FC40)</del></p> <p>A design solution should be developed that maintains the relationship between new development and that of the Parc Taf Bargoed. There is a known knotweed infestation to the North of the site.</p> <p>A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</p> <ul style="list-style-type: none"> <li>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</li> <li>• The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.</li> <li>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</li> </ul> <p>The site is expected to deliver 50 units over a three year period in the middle of the Plan period.</p>	

### Employment Site Allocations Details (Policy EcW1)

#### General Supporting Information and Assessments

In addition to the site-specific matters raised under each allocation, a range of supporting information may be necessary to accompany proposals for development, including: -

- Environmental Statements (subject to EIA Screening);
- Transport Assessments;
- Design and Access Statements
- Masterplans;
- Landscape Assessments;
- Travel Plans and, where necessary, improvements to encourage sustainable transport e.g. supported bus services, new or improved footways;
- Ecological Assessments – while site specific comments have been made on some sites regarding possible features of biodiversity importance, an ecological assessment agreed with the Council's ecologist or where appropriate Natural Resources Wales, will be required for all sites.

The undertaking of a Habitats Regulation Assessment for the Deposit Local Development Plan does not remove the need for project level Habitats Regulation assessments of individual development sites where they could have an adverse effect on the integrity of a European Protected site.

The various site allocations in the plan may have the potential to impact upon sites with varying degrees of biodiversity importance. In allocating these sites a precautionary approach has been adopted by the Council and appropriate species surveys, and where relevant appropriate mitigation, will be required to accompany any planning application for the development of the sites in order to comply with the requirements as set out in the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016.

For employment/industrial/commercial sites, DCWW would need to know the end use before providing definitive comments. Should any proposal require to discharge trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Additionally, dependant on the processes involved, an element of pre-treatment may also be required. **Dependant on the scale and size of the employment proposals, hydraulic modelling of the water supply and/or sewerage networks may be required in order to understand whether any reinforcement works/improvements will be required and to identify potential connection points (FC42)**

Having regard to the detailed site appraisal, consultations and infrastructure planning detailed above, the following section provides a general summary of the key issues associated with each of the 5 sites allocated by Policy EcW1.

In allocating the LDP sites the Council has had regard to the requirements of TAN15 and specifically the justification tests set out under Section 6.2. The Council is satisfied that the sites allocated can



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

be justified and are capable of being delivered during the plan period and that any mitigation measures required will not affect the level of growth proposed at the site or the sites deliverability.

### **EeW1.1 – Hoover Strategic Regeneration Area**

As part of the allocation of the Hoover Strategic Regeneration Area (HSRA), 6 ~~1.5~~ hectares of land is allocated for B1, B2 and B8 uses (1.5 hectares is located at the Hoover Car Park site and is allocated individually). The site lies between the communities of Abercanaid and Pentrebach, approximately 1 mile South of Merthyr Tydfil Town Centre.

The site forms a key part of the LDP Strategy, meeting plan objectives in regard to promoting the reuse of suitable previously developed land, supporting an integrated transport system, and providing appropriate land for economic development.

Master planning work has been undertaken to demonstrate that in addition to the proposed employment land, 440 dwellings are deliverable on site, alongside other proposed uses on the site including public transport improvements associated with the South Wales Metro scheme, substantial open space provision, and new convenience retail floorspace.

The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from Merthyr Road (A4054) and the roundabout at the North of the site.

There are numerous water mains crossing the site for which protection measures will be required in the form of easement widths or diversions

The presence of the river and access to the rail infrastructure should be focussed elements of the design layout with the east – west connectivity being of the greatest importance. The Afon Taf SINC is an important regional scale ecological connective habitat and contains historic records of UK and European Protected Species. The river corridor should be used to provide a green corridor for both open space and ecological connectivity. Extensive stands of Japanese Knotweed extend alongside the River Taff on both banks.

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off site works are required to the existing water infrastructure network in order to accommodate the site. There are numerous water mains crossing the site for which protection measures will be required in the form of easement widths or diversions.
- A comprehensive Transport Assessment should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- A Desk Based Assessment of the archaeology of the site would be required.

Development of the Hoover Strategic Regeneration is integral to the success of the LDP strategy.

### **EcW1.2 1 – Former Hoover Factory Car Park**

This 1.5 hectare site is situated in the Hoover Strategic Regeneration Area and is allocated for B1, B2 and B8 uses. The site is currently owned by the Hoover Candy Group. The site lies immediately to the North of existing industrial units at Triangle Business Park.

The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from the un-named road that is used to access the existing industrial units at Triangle Business Park.

~~There are no anticipated issues in providing this site with water supply, or joining the sewerage network, however as the site forms part of the HSRA, the wider proposals will also need to be considered. (FC40)~~

- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- A Desk Based Assessment of the archaeology of the site would be required.

An overhead pylon crosses the site East to West and will need to be considered when designing any scheme.

### **EcW1.3 2 – Goatmill Road**

This 16.98 hectare site (14.75ha net) is allocated for B1, B2 and B8 uses. The site is currently owned by the Council and lies to the South and East of a larger Goat Mill Road industrial area.

The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required. Access is likely to be gained from two existing roundabouts on Goat Mill Road.

~~There are no issues in providing this site with a water supply. Due to the size of the development a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing sewerage network to accommodate the site. (FC40)~~

Historic Great Crested Newt records on site predate the reclamation of the site and the species is not present in this location any longer. Management of wooded landscapes close to development should be incorporated into any development. A Design / management strategy is required for structural peripheral planting. Design should relate to access of adjacent POS at Newland Park. The site is randomly infested with Japanese knotweed and stands in riverine locations might prove difficult to eradicate.

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing sewerage network in order to accommodate the site.
- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. CADW should also be consulted.

### EcW1.4 3 – Ffos y Fran

This 18.85 hectare site (11.3ha net) is allocated for B1, B2 and B8 uses. The site lies to the South East of the A4060 trunk road and forms part of an active opencast site. The site is anticipated to become available from 2024 following completion of open cast coal mining and restoration of the area. This will allow for the provision of future slip road access that is envisioned from the north and south of the site.

The site is partly located in a Coal safeguarding area where prior extraction and the impact on the wider safeguarded resources would need to be considered.

The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however, this does not represent an insurmountable constraint.

There are no open spaces accessible or associated with this site therefore development should allow for public recreational benefits within the proposed design layout. An assessment of landscape/visual value is required to help inform a landscape strategy framework. A landscape management strategy is also required to accommodate access and some recreational uses to the wider reclaimed landscape from this space. European protected species have been identified near to the site and this will need to be considered as part of an Ecological Impact Assessment.

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water supply and sewerage networks in order to accommodate the site.
- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development High Risk Coal Area. A coal mining risk assessment will

therefore be required.

- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. CADW should also be consulted.

### **EcW1.5 4 – Land South of Merthyr Tydfil Industrial Park**

This 3.1 hectare site is allocated for B1, B2 and B8 uses and is owned by the Council. The site lies to the South of the existing Merthyr Tydfil Industrial Park and is currently designated open space.

The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint.

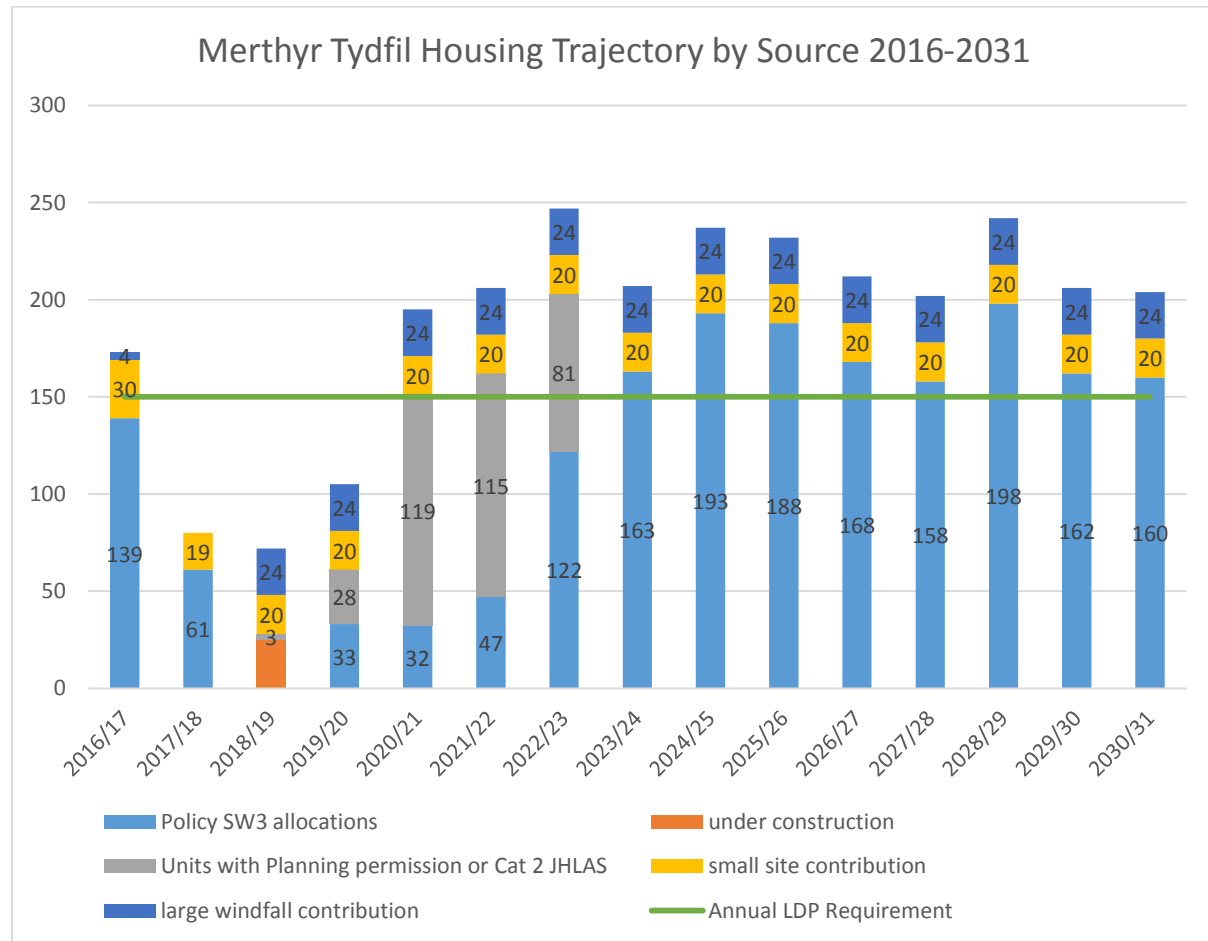
~~Although there would appear to be no issues in providing a clean water supply to this proposed development site, DCWW would need to know the end use before providing definitive comments.~~  
**(FC40)**

This site is infested with Japanese knotweed to the north this can be a challenge to control within riverine environments. As a consequence of a loss of open space, it is anticipated that the development will fund improvements to play provision / sports pitch provision nearby, notably Priority Open Space: Pentrebach Fields. A buffer zone of 10m from the main river, with enhancement of the quality of this ecological connective corridor should form part of any development.

- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development Low Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

### Appendix 2 – Housing Trajectory and Land Supply Information (FC49)



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

Year	MTCBC LDP Requirement	Annual completions including windfall allowance	Total completions	LDP remaining years	Residual housing requirement	5 year requirement	Annual dwelling requirement	Total land available	Land supply in years
<u>2016/17</u>	<u>2250</u>	<u>173</u>	<u>173</u>	<u>14</u>	<u>2077</u>	<u>742</u>	<u>148</u>	<u>723</u>	<u>4.9</u>
<u>2017/18</u>	<u>2250</u>	<u>80</u>	<u>253</u>	<u>13</u>	<u>1997</u>	<u>768</u>	<u>154</u>	<u>870</u>	<u>5.7</u>
<u>2018/19</u>	<u>2250</u>	<u>72</u>	<u>325</u>	<u>12</u>	<u>1925</u>	<u>802</u>	<u>160</u>	<u>995</u>	<u>6.2</u>
<u>2019/20</u>	<u>2250</u>	<u>105</u>	<u>430</u>	<u>11</u>	<u>1820</u>	<u>827</u>	<u>165</u>	<u>1107</u>	<u>6.7</u>
<u>2020/21</u>	<u>2250</u>	<u>195</u>	<u>625</u>	<u>10</u>	<u>1625</u>	<u>813</u>	<u>163</u>	<u>1089</u>	<u>6.7</u>
<u>2021/22</u>	<u>2250</u>	<u>206</u>	<u>831</u>	<u>9</u>	<u>1419</u>	<u>788</u>	<u>158</u>	<u>1075</u>	<u>6.8</u>
<u>2022/23</u>	<u>2250</u>	<u>247</u>	<u>1078</u>	<u>8</u>	<u>1172</u>	<u>733</u>	<u>147</u>	<u>1050</u>	<u>7.2</u>
<u>2023/24</u>	<u>2250</u>	<u>207</u>	<u>1285</u>	<u>7</u>	<u>965</u>	<u>689</u>	<u>138</u>	<u>1095</u>	<u>7.9</u>
<u>2024/25</u>	<u>2250</u>	<u>237</u>	<u>1522</u>	<u>6</u>	<u>728</u>	<u>607</u>	<u>121</u>	<u>1084</u>	<u>8.9</u>
<u>2025/26</u>	<u>2250</u>	<u>232</u>	<u>1754</u>	<u>5</u>	<u>496</u>	<u>496</u>	<u>99</u>	<u>1086</u>	<u>10.9</u>
<u>2026/27</u>	<u>2250</u>	<u>212</u>	<u>1966</u>	<u>4</u>	<u>430</u>	<u>430</u>	<u>86</u>	<u>874</u>	<u>10.2</u>
<u>2027/28</u>	<u>2250</u>	<u>202</u>	<u>2168</u>	<u>3</u>	<u>377</u>	<u>*</u>	<u>*</u>	<u>672</u>	<u>*</u>
<u>2028/29</u>	<u>2250</u>	<u>242</u>	<u>2410</u>	<u>2</u>	<u>285</u>	<u>*</u>	<u>*</u>	<u>430</u>	<u>*</u>
<u>2029/30</u>	<u>2250</u>	<u>206</u>	<u>2616</u>	<u>1</u>	<u>219</u>	<u>*</u>	<u>*</u>	<u>214</u>	<u>*</u>
<u>2030/31</u>	<u>2250</u>	<u>204</u>	<u>2820</u>	<u>0</u>	<u>155</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>

**\* Five year requirement and supply figures are unable to be accurately represented for these years given that less than 5 years of the Plan period would remain. Requirement and supply projections beyond the Plan period would need to be informed by the identified requirement and supply figures as part of any future Plan review to extend the life of the Plan.**

**\*\* LDP expiry date 31st March 2031**

**(FC49)**

### **Appendix 1 Appendix 3: Glossary and interpretation**

The meanings of locally defined terms are provided below. For terms defined by other statutes and national guidance, the source is referenced.

Active Travel Routes: Meaning provided in section 2 of the Active Travel (Wales) Act 2013.
Adopted: Meaning provided in section 67 of the Planning and Compulsory Purchase Act 2004.
Annual Monitoring Report: Meaning provided in section 76 of the Planning and Compulsory Purchase Act 2004.
Archaeologically Sensitive Area: Areas where a concentration of archaeological remains has been identified or the presence of archaeological remains is suspected.
Baseline scoping report: Report prepared to consult the prescribed consultation bodies when deciding on the scope and level of detail of the information that must be included in the Environmental Report: Section 12 (5) of The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.
<b><u>Biodiversity: The variability amongst living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems. (FC16/FC50)</u></b>
Brownfield sites: Meaning provided in Figure 4.4, Planning Policy Wales (Edition 9).
Candidate Site: Meaning provided in Glossary of the Welsh Government Local Development Plan Manual (Edition 2).
Cardiff Capital Region: The combined area administered by the 10 South-East Wales Unitary Authorities.
Committed site: A site with the benefit of planning permission which could be implemented.
Community facilities: Precise definition to be determined.
Community Infrastructure Levy: A planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.
Comparison goods: Products which consumers purchase relatively infrequently and so they usually evaluate prices.
Complementary commercial development: To be determined in the 'Deposit Plan'.
Conservation Area: Areas designated as of special architectural or historic interest



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

the character or appearance of which it is desirable to preserve or enhance.
Convenience goods: Items which are widely available and purchased frequently with minimal effort.
Countryside: Land within the plan area but outside a settlement boundary.
Delivery Agreement: The agreement between the Council and the Welsh Government including the local planning authority's community involvement scheme and the timetable for the preparation and adoption of the authority's local development plan.
Deposit: Means the Council's detailed proposals for the Merthyr Tydfil Local Development Plan 2016 – 2031.
Dwelling requirement: Means the number of new homes required to be built to meet the demographic aspiration of the Council.
Five (5) year supply: The quantity of land agreed to be genuinely available (under construction or where it is reasonable to assume that dwellings will be completed within 5 years) compared with the remaining housing requirement in the adopted LDP.
Good design: Meaning provided in Figure 4.5, Planning Policy Wales (Edition 9).
Grade A: Best quality.
Green infrastructure: the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect villages, towns and cities. (Landscape Institute, Green Infrastructure – An integrated approach to land use.
Greenhouse Gas: A gas that traps heat in the atmosphere, like glass in a greenhouse, (by absorbing and emitting radiation within the thermal infrared range) and thereby making the earth warmer.
Growth Area / Zones: Locally defined planning areas.
Habitats and Species of Principle importance in Wales: In accordance with the lists published and maintained under Section 7 of the Environment (Wales) Act 2016.
Heads of the Valleys: Settlements in the northern ends of the South Wales Valleys principally connected by the A465.
Hoover Strategic Regeneration Area: Locally defined planning area.
Initial Sustainability Appraisal: Integrated plan assessment including the environmental report required by The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.
Joint Housing Land Availability Study: Annual study monitoring the supply of housing

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

land within the County Borough.
Landscape: Means an area, as perceived by people, whose character is the result of action and interaction of natural and human factors (as defined by the European Landscape Convention 2000).
Land-use planning: The general term for urban planning which seek to order and regulate land use in an efficient and ethical way, thus preventing land-use conflicts.
LDP Steering and Working Groups: Meetings of specific and general consultation bodies (see delivery agreement) and others held to inform the preferred strategy and identify alternative strategies and options.
Local Authority-wide and Sub Local Authority scale renewable and low carbon energy development: Meaning provided in Figure 12.2, Planning Policy Wales (Edition 9).
Local Centre: Locally defined planning area.
Local Development Plan: Meaning as defined by the Planning and Compulsory Purchase Act 2004, Section 62.
Local Nature Reserves: Meaning as defined in The National Parks and Access to the Countryside Act 1949, Section 15.
Local Planning Authority: Meaning as defined by Town and Country Planning Act 1990, Section 1 (as amended).
Local Well-being Plan: Meaning as defined in the Well-being of Future Generations (Wales) Act 2015, part 4.
MWe: Electric output of power generating infrastructure in megawatt.
National Development Framework: The NDF will set out the Welsh Government's policies on development and land use in a spatial context, and replace the Wales Spatial Plan.
Natura 2000 site: A nature protection areas in the territory of the European Union, either a Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) designated under the Habitats Directive or Birds Directive.
Natural Environmental Capital: Means the stock of natural resources, which includes geology, soils, air, water and all living organisms.
Open space: Means open space identified in the Merthyr Tydfil Open Space Strategy 2016.
Plan area: Means the area of Merthyr Tydfil County Borough excluding that within the Brecon Beacons National Park.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

Plan period: Means the period from 1st April 2016 until 31st March 2031.
Planning Inspectorate: An executive agency sponsored by the Welsh Government which deals with planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework.
Popgroup: A software package that has been developed to forecast population, households and dwellings for areas. It replicates Welsh Government population projections and allows users to develop different policy led scenarios and convert household change into dwelling requirements.
Preferred strategy: Means the Council's preferred approach for the growth of the County Borough to 2031.
Primary Key Settlement: As identified in the Wales Spatial Plan.
Review Report: A review of the current adopted Local Development Plan.
Section 106 agreement: Private agreements made between local authorities and developers and attached to a planning permission to make acceptable development which would otherwise be unacceptable in planning terms.
Settlement boundary: Means the boundary delineated by the Council to promote the full and effective use of urban land and prevent inappropriate development in the countryside.
Site of Importance for Nature Conservation: Locally identified areas of importance for nature conservation.
Sites of Special Scientific Interest: A conservation designation denoting a protected area in the United Kingdom.
South Wales Metro: A proposed integration of heavy rail and development of light rail and bus-based public transport services and systems in South East Wales.
Special Landscape Area: Locally identified areas of locally important landscape characteristics.
Supplementary Planning Guidance: Supplementary information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with it and with national planning policy.
Sustainability objective: Locally defined objective for the purposes of the Initial Sustainability Appraisal.
Sustainable development: As defined in Well-being of Future Generations (Wales) Act 2015, Section 2.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

Tests of Soundness: In order to be adopted, an LDP must be determined 'sound' by the examination Inspector (Planning and Compulsory Purchase Act 2004, S64) Tests of soundness tests and checks are identified in ~~PPW (ch2)~~ and the Local Development Plan Manual (ch8). **(FC51)**

Urban Character Area: As defined in Cadw's Urban Characterisation Study: Understanding Merthyr Tydfil.

Wellbeing statement: As defined in Well-being of Future Generations (Wales) Act 2015, Section 2.

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

### **Appendix 2 4 – List of Sites of Importance for Nature Conservation within Merthyr Tydfil**

<b>Sites of Importance for Nature Conservation (SINCs) in Merthyr Tydfil County Borough</b>	
<b>SINC No.</b>	<b>Site Name</b>
1	Bryn Morlais/ Morlais Hill
2	Bryniau
3	Blaenmorlais
4	Merthyr Common Central
5	Clyn-mil/ Glynmil
6	Cwm Golau
7	Cwm Ffrwd
8	Bryn-ddu & Ty'n-y-Coedcae
9	Gorllewin Winchfawr/ Winchfawr West
10	Scwrfa/(Gellideg North Fields)
11	Dwyrain Winchfawr/ Winchfawr East
12	Cwm Glo a Glyndyrus
13	Maes Cwm Taf & Tip Cefn Coed/ Cwm Taf Fields& Cefn Coed Tip
14	Cilsanws
15	Taf Fechan
16	Taf Fawr
17	Y Graig
18	Cyfarthfa Park/Parc Cyfarthfa
19	Coed Gyrnos/ Gyrnos Woods
20	Maes Abercanaid/ Abercanaid Fields
21	Maes Pentrebach/ Pentrebach Fields
22	Tip Nantyrodyn/ NantyrodynTip
23	Troed-y-Rhiw
24	Comin de Merthyr/ Merthyr Common South
25	Cwm Bargod
26	Buarth-Waunydd
27	Cnwc
28	Mynydd Merthyr
29	Camlas Morgannwg/ Glamorganshire Cana
30	Graig Gethin
31	Cwm Fedw
32	Comin Mynydd-y-Capel/ Mynydd -y-Capel Common
33	Cwmfelin
34	Aberfan Gorllewin /West Aberfan
35	Blaencanaid
36	Rhydycar Gorllewin/ Rhydycar West
37	Coed Cwm/ Cwm Woods
38	Tyle Haidd
39	Comin Gogledd Merthyr/ Merthyr Common North
40	Comin Gelligaer/ Gelligaer Common
41	Nant Llwynog

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

42	Coed-y-Hendre
43	Craig-yr-efail
44	Tarren-y-Gigfran
45	Ynysowen/ Merthyr Vale
46	Cwm Cothi
47	Parc Treharris/ Treharris Park
48	Coed Edwardsville/ Edwardsville Woods
49	Mynydd Goetre-Coed
50	Comin Craig-Evan-Leyshon (Whitehall Golf Course)
51	Cwm Mafon
52	Craig Berthlwyd
53	Goetre Coed
54	Cwm Bargod/ Lower Cwm Bargod
55	Trelewis
56	Nant Caiach
57	Berthlwyd
58	Afon Taf
59	Afon Bargod Taf
60	Coed Meirig
61	Gethin Forest
62	Cefn Forest St.
63	St. Tydfil Forest (East)
64	St. Tydfil Forest (West)
<b>Regionally Important Geological Sites (RIGS) of in Merthyr Tydfil County Borough</b>	
<b>RIG No.</b>	<b>Site Name</b>
1	Nant Ffrwd
2	Llan-Uchaf

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

### Appendix 3 5 – Listed Building and Structures in Merthyr Tydfil County Borough

<b>Bedlinog Ward</b>	
Building/Structure Name	Grade
Salem Baptist Chapel	II
<b>Cyfarthfa Ward</b>	
Building/Structure Name	Grade
Cefn Railway Viaduct (also in Vaynor)	II*
No. 15 – 21 Gelli-deg Cottages	II
NW Ventilation shaft to Morlais Tunnel (also Dowlais)	II
Rhydycar Canal Bridge	II
Nos.1-16 Upper Colliers Row	II
Ynysfach Engine House	II*
<b>Dowlais Ward</b>	
Building/Structure Name	Grade
Aqueduct on Dowlais Free Drainage System	II
Bethania Independent Chapel	II
Blaenygarth	II
Centre ventilation shaft to Morlais Tunnel	II
Church of St John	II
Dowlais Works Blast Engine House	II*
Dowlais Works Stables	II
Dowlais Public Library	II
Former Guest Memorial Library	II*
Industrial building at former Ivor Works	II
Ivor English Congregational Church including forecourt walls	II
Lower Row (No. 1)	II
Mile Post	II
NW Ventilation shaft to Morlais Tunnel	II
Pontsarn Railway Viaduct (also in Vaynor)	II*
SE Ventilation Shaft to Morlais Tunnel	II
Stables House	II
St Illtyd's Roman Catholic Church	II
The War Memorial, screen walls and surrounding railings	II
White Gate Road Bridge and Aqueduct	II
<b>Gurnos Ward</b>	
Building/Structure Name	Grade
Gwaelodygarth House	II
Old Cefn Bridge	II
Pont y Cefn	II
<b>Merthyr Ward</b>	
Building/Structure Name	Grade
Aberfan Calvinistic Methodist Chapel	II
Aberfan Fawr Farmhouse	II
Aberfan War Memorial	II
Barn Range at Aberfan Fawr Farmhouse	II
Hafod-Tanglwys-Isaf	II
Outbuilding at Hafod-Tanglwys-Isaf	II



## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

<b>Park Ward</b>	
Building/Structure Name	Grade
Barn at Pandy Farm	II
Nos.1 – 5 Chapel Row	II
Capel Tabernacl (Welsh Baptist Church)	II
Cefn Railway Viaduct	II*
Christ Church	II
Church Hall at Capel Tabernacl	II
Clock Tower at Pandy Farm	II
Cyfarthfa Castle	I
No.22 – 30 Cyfarthfa Road	II
Fountain Below S. Terrace at Cyfarthfa Castle	II
Gatepiers at Driveway entrance to Cyfarthfa Castel	II
Grawen (No. 50 Brecon Road)	II
Jackson's Bridge	II
Limekilns south of Cefn Bridge	II
L-Plan Stable Ranges at Pandy Farm	II
Park Wall Flanking Railings at Driveway entrance to Cyfarthfa Castle	II
Pont-y-Cafnau	II*
NOS.9,9A & 9B Dynevor Street	II
Pandy Farmhouse	II
Our Lady of the Rosary Roman Catholic Church	II
Railings at Driveway entrance to Cyfarthfa Castle	II
Remains of chapel/Warehouse at the end of Chapel Row	II
School at Cyfarthfa Castle	I
Vulcan House including attached rear range, and forecourt wall and gate	II
<b>Town Ward</b>	
Building/Structure Name	Grade
Barclay's Bank (No.47 High Street)	II
Boer War Memorial & Railings	II
Bryn Heulog	II
Carnegie Library	II
Church Hall at St David's Church	II
No.6 - 9 Coedcae'r Court,	II
Crown Inn (No. 28 High Street)	II
District Education Office of Mid-Glamorgan County Council	II
Gates & Gatepiers at Entry to Zoar Chapel	II
Flooks (Nos. 49/50 High Street)	II
Former County Court	II
Former Chapel	II
Former Miner's Welfare Hall	II
Former Wesley Methodist Church	II
Former Unitarian Chapel	II
Gates & Railings at St Tydfil's Churchyard	II
Guard Rail & Steps at Merthyr Tydfil War Memorial	II
115 High Street	II
High Street Baptist Church	II
Ironwork Fountain Canopy	II

## Merthyr Tydfil Replacement Local Development Plan 2016 - 2031

Lloyds Bank (No.69 High Street)	II
Merthyr Christian Centre	II
Merthyr Tydfil War Memorial	II
Memorial Fountain in St David's Churchyard Wall	II
Nos.11 & 12 New Castle Street	II
No.13 New castle street	II
No.13a New castle street,	II
No.14 New castle street	II
No.17 - 20 New Castle street,	II
Newton House	II
Pillar Box at NE corner of Town Hall	II
Primrose Hill	II
Springfield Villa	II
St David's Church	II
Schoolroom at Zion Chapel	II
St Tydfil's Church	II
St Tydfil's Hospital: Entrance Block (Centre Part Only)	II
Statue & Plinth to Henry Seymour Berry	II
Statue & Plinth to Sir W.T. Lewis	II
Sunny Bank	II
Theatre Royal	II
The Court House	II
The Rectory	II
Thespian House at Theatre Royal	II
Timber Aqueduct over Former Taff Bargoed Railway	II
Trengrove House	II
Town Hall	II*
Tydfil House	II
Zoar Chapel (Welsh Congregational)	II
Zion Chapel (Capel Seion)	II
Treharris Ward	
Building/Structure Name	Grade
Berthlwyd	II
Greenfield Bridge, Penydarren Tramroad	II*
Pont y Gwaith	II
Pontygwaith Overbridge	II
Pontygwaith Railway Overbridge	II
Quakers Yard Railway Viaduct	II*
Tabernacle Independent Chapel.	II
Treharris Public Library	II
Victoria Bridge, Penydarren Tramroad	II*