

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



**SCHEDULE OF FOCUSED CHANGES TO THE REPLACEMENT DEPOSIT  
LOCAL DEVELOPMENT PLAN**

**ATODLEN O'R NEWIDIADAU FFOCYSEDIG I'R CYNLLUN DATBLYGU  
LLEOL SYDD WEDI'I ADNEUO**

**RHAGFYR 2018 | DECEMBER 2018**

**Miss J Jones**

**Pennaeth Cynllunio a Chefn Gwlad/Head of Planning and Countryside**

Cyngor Bwrdeistref Sirol Merthyr Tudful | Merthyr Tydfil County Borough Council

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CF48 4TQ

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## **1. Introduction**

- 1.1 The Merthyr Tydfil County Borough Council Deposit Replacement Local Development Plan (LDP) 2016-2031 was formally placed on deposit for public consultation between the 30<sup>th</sup> July and the 10<sup>th</sup> September 2018. As a result of this consultation, the Council received 234 representations from 48 organisations, bodies and individuals.
- 1.2 Following detailed consideration of the representations received on the Deposit LDP the Council is proposing a number of "Focused Changes" to the LDP.

## **2 What is a Focused Change?**

- 2.1 In considering representations received to the Replacement Deposit Plan, the Local Planning Authority may consider that changes would be appropriate to ensure that the LDP is sound. These changes should be a limited number of focused changes that reflect key pieces of evidence but do not go to the heart of the Plan, affecting only limited parts of it. In order for the Inspector to be able to incorporate any such focused changes, desired by the Local Planning Authority in the binding Report, it will be essential that satisfactory consultation has taken place and that the focused changes are in accordance with the Sustainability Appraisal.
- 2.2 Following consideration of the representations received as part of the Deposit LDP consultation, and any relevant information that has emerged following the Council's decision to place the Replacement LDP on 'Deposit', a number of 'Focused Changes' to the Deposit Plan have been recommended that require public consultation. These changes are considered to represent logical and rational amendments to the Deposit Replacement LDP to ensure that the Plan is coherent, consistent and sound.

## **3 Focused Changes Consultation**

- 3.1 The consultation period will run for 6 weeks, starting on Monday 21<sup>st</sup> January 2019 and ending on Monday 4<sup>th</sup> March 2019.
- 3.2 The purpose of the consultation is to enable the general public and interested parties to submit comments on the proposed Focused Changes; and to enable the Inspector to be confident that everyone affected has had the opportunity to comment before he/she makes any recommended change to the LDP.
- 3.3 It is important to note that comments made at this stage can only address and relate to the proposed Focused Changes. This consultation is not an opportunity to add to previous representations or to make new comments on parts of the original Replacement Deposit LDP not subject to change, as the Inspector will not consider any such new representations.

3.4 Comments on the Focused Changes can be submitted in writing by either:

- Emailing completed Focussed Changes Representation Forms to: [devplanning@merthyr.gov.uk](mailto:devplanning@merthyr.gov.uk) or;
- By posting completed Focussed Changes Representation Forms to:

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

3.5 It should be noted that comments received cannot be treated as confidential. All comments will be made available for public inspection and placed on the Council's website.

3.6 The deadline for comments is midnight on Monday 4<sup>th</sup> March 2019. Comments received after the deadline will not be accepted.

## **4 Schedule of Focused Changes**

4.1 Appendix 1 of this report presents the proposed Focused Changes. The Focused Changes have been illustrated in the following two ways:

- Where there is new text to be included this is shown in bold and underlined;
- Where there has been a change to the wording of a paragraph or policy, a deletion is shown by a strike-through.

4.2 For each Focused Change, the document sets out the following: *Focused Change (FC) Reference*: a unique reference number for the Focused Change; *Section*: a reference to the page of the Deposit where the proposed change is to occur; *Issue/Justification*: summarising the issue behind the change; *Focussed Change*: the change itself, presented in the manner identified in para 4.1; and the Representation number that resulted in the change.

4.3 The proposed Focused Changes are also subject to Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). This has been considered within a Deposit Plan SA Report Addendum (December 2018) and Revised HRA incorporating Appropriate Assessment (December 2018), which set out the way in which the process has been undertaken and the conclusions reached.

- 4.4 It should be noted that the Council has responded to every representation which provides comment, support or objection to the Deposit LDP. These responses are presented as part of the Replacement LDP Deposit Plan Consultation Report, which will be submitted as part of the documentation required for Examination. This schedule of changes should be read alongside the Replacement LDP Deposit Plan Consultation Report (December 2018).

## **5 What Happens Next?**

- 5.1 The Deposit Replacement LDP, along with all other relevant documentation, and all comments received during the consultation stages will be submitted to the Welsh Government who will appoint an independent Planning Inspector to carry out an Examination of the Plan in public.
- 5.2 The Examination in Public is anticipated to formally commence in Spring/Summer 2019.
- 5.3 It is important to note that ultimately it will only be for the Inspector to determine whether any amendments should be made to the Replacement Deposit Plan.
- 5.4 For further information regarding the preparation of the LDP, please contact the LDP Team either by e-mail: [devplanning@merthyr.gov.uk](mailto:devplanning@merthyr.gov.uk) or by phone on 01685 726279

## Appendix 1 - Merthyr Tydfil County Borough Council: Replacement LDP Focused Changes List

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
FC1	1	Introduction paragraph 1.2	Addition of text to include reference to MTANS.	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> , <del>and</del> Technical Advice Notes <sup>11</sup> <b><u>and Mineral Technical Advice Notes<sup>12</sup>.</u></b>	122.D2/1.12/
FC2	7	2.8 Key Issues	Paragraph numbering wrong (2.8 should be 2.11)	Paragraph <del>2.8</del> <b>2.11</b>	N/A
FC3	23	Policy SW2: Provision of affordable housing	Addition of text to set out the level of affordable housing need in the justification text of Policy SW2.	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. <b><u>This translates to an affordable housing need of 5,490 units over the Plan period.</u></b> 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.	101.D6/SW2
FC4	23-24	Policy SW2: Provision of affordable housing	Clarification of the affordable housing target set out in Policy SW2	<p><i>Affordable Housing</i></p> <p><u>Policy SW2: Provision of Affordable Housing</u></p> <p>During the plan period, <b><u>development proposals will be expected to deliver</u></b> the Local Development Plan will make provision for up to <del>261</del> <b><u>251</u></b> affordable dwellings across the County Borough in order to contribute to the identified level of housing need.</p> <p>6.5.15 The affordable housing <del>requirement</del> <b><u>target</u></b> 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. <b><u>The affordable housing</u></b></p>	101.D10/SW2

			Issue / Justification	Focused Change																					
				<p><u>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.</u> <del>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.</del></p> <p><b><u>Table 1 – Components of the Replacement LDP Affordable Housing Target</u></b></p> <table><tr><th><u>Component</u></th><th><u>Primary Growth Area</u></th><th><u>Other Growth Area</u></th><th><u>TOTAL</u></th></tr><tr><td><u>Commitments/ completions since LDP base date (1<sup>st</sup> April 2016)</u></td><td><u>13</u></td><td><u>71</u></td><td><u>84</u></td></tr><tr><td><u>Contribution from remaining sites under Policy SW3, assuming compliance with Policy SW9</u></td><td><u>149</u></td><td><u>13</u></td><td><u>162</u></td></tr><tr><td><u>Contribution from windfall sites assuming compliance with Policy SW9</u></td><td><u>4</u></td><td><u>1</u></td><td><u>5</u></td></tr><tr><td><u>TOTAL</u></td><td><u>166</u></td><td><u>85</u></td><td><u>251</u></td></tr></table>	<u>Component</u>	<u>Primary Growth Area</u>	<u>Other Growth Area</u>	<u>TOTAL</u>	<u>Commitments/ completions since LDP base date (1<sup>st</sup> April 2016)</u>	<u>13</u>	<u>71</u>	<u>84</u>	<u>Contribution from remaining sites under Policy SW3, assuming compliance with Policy SW9</u>	<u>149</u>	<u>13</u>	<u>162</u>	<u>Contribution from windfall sites assuming compliance with Policy SW9</u>	<u>4</u>	<u>1</u>	<u>5</u>	<u>TOTAL</u>	<u>166</u>	<u>85</u>	<u>251</u>	
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FC5	24	Policy SW3: Sustainably Supplying New Homes	Addition of new housing allocation at Clwydyfagwr, Swansea Road.	<table><tr><td><u>35</u></td><td><u>Clwydyfagwr, Swansea Road</u></td><td><u>40</u></td><td><u>2022-2024</u></td></tr></table>	<u>35</u>	<u>Clwydyfagwr, Swansea Road</u>	<u>40</u>	<u>2022-2024</u>	132.D4/SW3																																
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FC6	24	Policy SW3: Sustainably Supplying New Homes	Reduction of number of units on allocation SW3.31 – Cwmfelin, Bedlinog.	<table><tr><td><u>31</u></td><td><u>Cwmfelin, Bedlinog</u></td><td><u>50-30</u></td><td><u>2027-2029-</u></td></tr></table>	<u>31</u>	<u>Cwmfelin, Bedlinog</u>	<u>50-30</u>	<u>2027-2029-</u>	287.D1/SW3 289.D1-D17/EnW3 335.D1-D2/EnW3 337.D1-D2/EnW3																																
<u>31</u>	<u>Cwmfelin, Bedlinog</u>	<u>50-30</u>	<u>2027-2029-</u>																																						
FC7	24	Policy SW3: Sustainably Supplying New Homes	Removal of housing allocation SW3.32 – Commercial Field, Treharris.	<table><tr><td><u>32</u></td><td><u>Commercial Field, Treharris</u></td><td><u>15</u></td><td></td></tr></table>	<u>32</u>	<u>Commercial Field, Treharris</u>	<u>15</u>		323.D1/SW3 332.D1/SW3 338-353.D1/SW3																																
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FC8	24 -25	Policy SW3: Sustainably Supplying New Homes	Addition of anticipated land supply trajectory (phasing) information.	<p><u>Policy SW3: Sustainably Distributing New Homes</u></p> <p>New homes will be concentrated within the main settlement of Merthyr Tydfil. The following sites are allocated for residential development within ‘Primary Growth Area’:</p> <table><tr><th>Site No.</th><th>Site Name</th><th>Dwellings</th><th><u>Indicative Delivery Timescale</u></th></tr><tr><td>1</td><td>Hoover Factory Site</td><td>440</td><td><u>2024 - 2031</u></td></tr><tr><td>2</td><td>Sweetwater Park, Trefechan</td><td>10</td><td><u>2017-2019</u></td></tr><tr><td>3</td><td>Upper Georgetown Plateau</td><td>50</td><td><u>2021-2023</u></td></tr><tr><td>4</td><td>Brondeg, Heolgerrig</td><td>50</td><td><u>2020-2024</u></td></tr><tr><td>5</td><td>Erw Las, Gellideg</td><td>10</td><td><u>2022</u></td></tr><tr><td>6</td><td>Beacon Heights, Swansea Road</td><td>20</td><td><u>2017-2022</u></td></tr><tr><td>7</td><td>Winchfawr, Heolgerrig</td><td>20</td><td><u>2024-2030</u></td></tr><tr><td>8</td><td>South of Castle Park</td><td>160</td><td><u>2026-2031</u></td></tr></table>	Site No.	Site Name	Dwellings	<u>Indicative Delivery Timescale</u>	1	Hoover Factory Site	440	<u>2024 - 2031</u>	2	Sweetwater Park, Trefechan	10	<u>2017-2019</u>	3	Upper Georgetown Plateau	50	<u>2021-2023</u>	4	Brondeg, Heolgerrig	50	<u>2020-2024</u>	5	Erw Las, Gellideg	10	<u>2022</u>	6	Beacon Heights, Swansea Road	20	<u>2017-2022</u>	7	Winchfawr, Heolgerrig	20	<u>2024-2030</u>	8	South of Castle Park	160	<u>2026-2031</u>	101.D4/SW3
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					9	Cyfarthfa Mews, Swansea Road	19	<u>2017-2019</u>
					10	Trevor Close, Pant	20	<u>2020-2022</u>
					11	East Street, Dowlais	10	<u>2020</u>
					12	St Johns Church, Dowlais	20	<u>2019</u>
					13	Victoria House, Dowlais	19	<u>2017</u>
					14	Pen Y Dre Fields, Gurnos	40	<u>2025-2026</u>
					15	Goetre Primary School, Gurnos	120	<u>2029-2031</u>
					16	Former General Hospital	20	<u>2023</u>
					17	Haydn Terrace, Penydarren	40	<u>2024-2026</u>
					18	Former St Peter and Paul Church, Abercanaid	13	<u>2017</u>
					19	Twynyrodyn	150	<u>2024-2028</u>
					20	Former Mardy Hospital, Twynyrodyn	114	<u>2017-2022</u>
					21	Bradley Gardens 2, Penyard	100	<u>2029-2031</u>
					22	Former St Tydfils Hospital	50	<u>2022-2024</u>
					23	Former Miners Hall	12	<u>2023</u>
					24	Former Ysgol Santes Tudful,	<del>20</del> <u>10</u>	<u>2022-2023</u>
					25	Sandbrook Place	12	<u>2018-2021</u>
					<b>35</b>	<b><u>Clwydyfagwr, Swansea Road</u></b>	<b><u>40</u></b>	<b><u>2022-2024</u></b>
						Sub Total	<del>1539</del> <b><u>1569</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':				

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FC9	26	Policy SW3: Sustainably Supplying New Homes  Policy SW1: Provision of New Homes	Clarification of the components of supply of the overall housing provision.  Amend Policy SW1 to update the housing provision figure as a consequential change resulting from focussed changes FC5	<b>Table 1.2 – Components and distribution of housing supply as of 1<sup>st</sup> April 2018.</b> <table><tr><td></td><td><b>Components of Housing Supply</b></td><td><b>Primary Growth Area</b></td><td><b>Other Growth Areas</b></td><td><b>Total</b></td></tr><tr><td>A</td><td><del>Total completions (small and large)</del> <del>01.04.16 – 31.03.18</del></td><td>172</td><td>81</td><td>253*</td></tr><tr><td>B</td><td><del>Sites allocated in the LDP, minus completions and units under construction on allocated sites.</del></td><td>1412</td><td>588</td><td>2000*</td></tr></table>					<b>Components of Housing Supply</b>	<b>Primary Growth Area</b>	<b>Other Growth Areas</b>	<b>Total</b>	A	<del>Total completions (small and large)</del> <del>01.04.16 – 31.03.18</del>	172	81	253*	B	<del>Sites allocated in the LDP, minus completions and units under construction on allocated sites.</del>	1412	588	2000*	101.D5/SW3																														
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Ⓓ	Small windfall sites (- 10) 13 years remaining	182	78	260																																																																	
£	Total housing provision	1985	840	2825																																																																	
*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.																																																																					
	Components of Housing Supply	Primary Growth Area	Other Growth Areas	Total																																																																	
A	Total completions (small and large) 01.04.16 – 31.03.18	172	81	253*																																																																	
B	Under construction	25	0	25																																																																	
C	Units with planning permission or included in Category 2 of JHLAS (31.03.18)	75	271	346																																																																	
D	New Housing Allocations	1342	282	1624																																																																	
E	Large windfall sites (13 years remaining)	219	93	312																																																																	
F	Small windfall sites (13 years remaining)	182	78	260																																																																	
G	Total Housing Provision	2015	805	2820																																																																	

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p><u>Policy SW1: Provision of New Homes</u></p> <p>To sustainably grow our population, 2,250 additional homes are required. To ensure these are delivered, provision is made for <del>2,825</del> <b>2820</b> additional homes.</p> <p>6.5.9 The components of supply for the <del>2,825</del> <b>2820</b> homes in the Deposit LDP will be:</p>	
FC10	30	Policy SW6: Hoover Regeneration Area	Addition of text to clarify the type of bridge proposed in the HSRA	“Provision of a new footbridge/ <b>cycle bridge</b> to Abercanaid”	154.D8//SW6
FC11	30	Policy SW6: Hoover Regeneration Area	Addition of the Placemaking principles from the HSRA framework masterplan to policy text	<p><u>Policy SW6: Hoover Strategic Regeneration Area</u></p> <p>The Hoover Strategic Regeneration Area (<b>HSRA</b>) is identified to facilitate a major mixed-use development comprising of:</p> <ul style="list-style-type: none"> <li>• 440 new homes,</li> <li>• Local convenience retail provision of 409 sqm,</li> <li>• New employment development on 6.5 hectares of land,</li> <li>• Pentrebach Station Park and Ride,</li> <li>• Provision of a new footbridge/<b>cycle bridge</b> to Abercanaid; and</li> <li>• Safeguarded land for a new Metro station.</li> </ul> <p><u>Development proposals will be required to incorporate the following sustainable placemaking design principles:</u></p> <p><u>Movement</u></p> <ul style="list-style-type: none"> <li>• <u>Integrate a park and ride at an upgraded Pentrebach Metro station that acts as an attractive gateway to the HSRA and Merthyr Tydfil.</u></li> </ul>	101.D2/SW6

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<ul style="list-style-type: none"> <li>• <u>Integrate the existing railway via a green landscape corridor, and safeguard land for a future Metro station in the north of the SRA.</u></li> <li>• <u>Create a legible environment through a clear hierarchy of streets that is reinforced by landscaping and the built form.</u></li> <li>• <u>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.</u></li> </ul> <p><b>Development</b></p> <ul style="list-style-type: none"> <li>• <u>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.</u></li> <li>• <u>Deliver a sufficiently high density development, as appropriate, adjacent to a Metro station.</u></li> <li>• <u>Provide a reconfigured public realm to better integrate Pentrebach railway station to the HSRA.</u></li> <li>• <u>Incorporate retail uses to provide for local need and increase natural surveillance over Metro facilities, with the potential for a focal civic square.</u></li> <li>• <u>Deliver distinctive character areas which create a sense of place.</u></li> <li>• <u>Provide employment zones that can accommodate a range of employment types and are adaptable to future need.</u></li> <li>• <u>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.</u></li> <li>• <u>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</u></li> </ul>	

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p><u>sustainable materials and construction.</u></p> <p><b><u>Green Infrastructure and Open Space</u></b></p> <ul style="list-style-type: none"> <li>• <u>Establish a green perimeter and create a strong central green core for the HSRA.</u></li> <li>• <u>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.</u></li> <li>• <u>Reflect the site heritage in the open spaces.</u></li> <li>• <u>Promote new planting throughout the development using distinctive formal and informal planting to support character areas.</u></li> <li>• <u>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.</u></li> <li>• <u>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.</u></li> <li>• <u>Bring the River setting 'into' the site through incorporating water features/SUDS/watercourses in the public realm.</u></li> <li>• <u>Develop green infrastructure that has the potential to add value and sense of place to the future development.</u></li> <li>• <u>Develop a landscape-led approach that contributes to the sense of place.</u></li> </ul> <p>6.5.40 The 'Hoover Strategic Regeneration Area' (<b>HSRA</b>) 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.</p>	

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p>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 &amp; 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.</p> <p>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 <del>6.5</del> <b>1.5</b> hectares of vacant <del>and underused</del> land for new employment use at <b><u>the former Hoover Factory car park and future opportunities at</u></b> 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.</p> <p><b><u>6.5.43 The Vision for the Hoover Strategic Regeneration Area set out in the framework masterplan is:</u></b></p> <p><b><u>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.</u></b></p>	

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p><b><u>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.</u></b></p> <p><b><u>6.5.45</u></b> The Strategic Flood Consequence Assessment (<b>SFCA</b>) <del>and additional flood modelling at Abercanaid</del> 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.</p> <p><b><u>6.5.46</u></b> Hydraulic modelling for the Nant Canaid prepared by the land owners of the Dragon Parc site has indicated that physical mitigation measures <b><u>are likely to be required</u></b> <del>be implemented</del> to bring forward acceptable proposals for residential development <del>for</del> <b><u>on</u></b> 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. <b><u>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.</u></b></p> <p><b><u>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,</u></b></p>	



Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<u>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.</u>	
FC12	35	Policy SW10: Protecting and Improving Open Spaces	Addition of reference to achieve Improvement to Open Spaces.	<p>Policy SW10: Protecting and Improving Open Spaces</p> <p><b><u>Development proposals that improve the quality, quantity or access to open space will generally be supported.</u></b></p> <p>Development proposals that would have an unacceptable adverse impact <u>on</u> or result in an <del>unjustified</del> <u>a</u> loss of open space will not be permitted unless:</p>	103.D8/SW10 207.D13
FC13	35	Policy SW10: Protecting and Improving Open Spaces	Amend the statement referring to Local Nature Reserves (LNRs) in Policy SW10 to add reference to conserving and enhancing biodiversity as well as improving access to nature in order to clarify the aims/role of the	<p>To <b><u>conserve and enhance biodiversity and improve</u></b> <del>enable</del> access to nature, the following Local Nature Reserves (LNRs) are proposed:</p> <ol style="list-style-type: none"> <li>1. Bryngolau LNR, Merthyr Vale</li> <li>2. Cefn Glas LNR, Treharris</li> <li>3. Cwm Blacs LNR, Town</li> <li>4. Cwm Taf and Cefn Coed Tip LNR, Park</li> <li>5. Cwm Taf Fechan (<del>existing</del>) LNR, Vaynor</li> <li>6. Goitre Lane LNR, Penydarren</li> <li>7. Ifor Tip LNR, Dowlais</li> <li>8. Newlands Park LNR, Penydarren, Dowlais and Town</li> <li>9. Old Colliery Site Coed-y-Hendre &amp; Nant Llwynog LNR, Bedlinog</li> <li>10. Pentrebach/Nant-yr-Odin Tip LNR, Plymouth</li> </ol>	288.D2//SW10

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
			designation.	11. Scwrfa (Gellideg Fields) & Cwm Ffrwdd Woodland LNR, Cyfarthfa 12. Graig LNR, Gurnos.	
FC14	37	Policy SW11: Sustainable Design and Placemaking	Addition of criterion related to water quality.	<p>New development will be required to:</p> <ol style="list-style-type: none"> <li>1. be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;</li> <li>2. integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>6. incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;</li> <li>7. minimise the demand for energy and, where appropriate, utilise renewable energy resources;</li> <li>8. provide relevant utility services and infrastructure without causing any unacceptable environmental impacts;</li> <li>9. <b><u>incorporate measures to improve ground and surface water quality wherever possible;</u></b></li> <li>9.10. provide adequate facilities and space for waste collections and recycling; and</li> <li><del>10</del> <b><u>11.</u></b> promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.</li> </ol>	103.D6//EnW4  103.D14//EnW4

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
FC15	37	Policy SW11: Sustainable Design and Placemaking	Additional text to ensure that water and sewerage infrastructure is protected from any development.	New development will be required to:  8. provide <b>and protect</b> relevant utility services and infrastructure without causing any unacceptable environmental impacts;	119.D13
FC16	37 -38	Policy: SW11: Sustainable Design and Placemaking	Addition of text to reasoned justification of Policy SW11 to refer to Environment Act and Green Infrastructure.	<p>6.5.66 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 – <b>that</b> 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. <b><u>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.</u></b></p> <p>6.5.67 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.</p> <p>6.5.68 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.</p> <p>6.5.69 <b><u>Amongst the list of detailed considerations the policy requires the provision and integration of Green Infrastructure in new development proposals. The integration</u></b></p>	103.D11//EnW1  103.D16//SW11

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p><u>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.</u></p> <p><b>6.5.70</b> <u>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.</u></p> <p><b>6.5.71</b> <u>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.</u></p> <p><b>6.5.6972</b> <u>Other policies contained within the Plan also cover issues relating to design and placemaking due to their links with environmental and wellbeing objectives. For</u></p>	

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				<p><u>example, with Policy EnW4 containing</u>s key environmental <u>protection</u> considerations, <u>and policy EnW1 sets out the Plan's nature conservation and ecosystem resilience requirements</u> that will need to be taken into account alongside this policy when <del>considering any</del> <u>preparing</u> development proposals.</p> <p>6.5.7073 Returns for the Development Management Quarterly Survey will monitor the plans contribution to sustainable design and placemaking.</p> <p>New text is proposed for Appendix 1: Glossary and Interpretation to explain the term 'Biodiversity value':</p> <p><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."</u></b></p>	
FC17	38	Policy: SW11: Sustainable Design and Placemaking	Addition of reference to active travel routes for clarification.	<p>Amend Paragraph 6.5.73 on page 38 as follows:</p> <p>"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, <del>and</del> train <u>and-active travel</u> routes".</p>	154.D9//6.5.73/
FC18	43	Policy CW1:- The Historic Environment	Addition of text regarding inclusion of 'landscape character assessments'.	<p>Amend the last sentence of paragraph 6.6.10 as follows:</p> <p>"In addition, green infrastructure, <b><u>historic, cultural and landscape character</u></b> assessments should be used <b><u>where available</u></b> to identify and better understand historic landscape to ensure their qualities are protected and enhanced".</p>	103.D10//CW1/A
FC19	45	Policy CW1:- The Historic Environment	Addition of text regarding the inclusion of reference to 'local parks, gardens and historic landscapes'.	<p>Additional paragraph between 6.6.11 and 6.6.12 as follows:</p> <p><b><u>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</u></b></p>	103.D10//CW1/B

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				<u>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 change and appropriate consideration should be given to the conservation of their legacy.</u>	
FC20	49	Policy EnW1: Nature Conservation and Ecosystem Resilience	Correction of paragraph numbering	Paragraph <del>6.7.6-7.7.11</del> <b>6.7.8-6.7.11</b> and so on...	
FC21	49	Policy EnW1: Nature Conservation and Ecosystem Resilience	Addition of text to clarify meaning of ecosystem resilience.	<p>The following changes and new text is proposed to clarify the supporting text to policy EnW1:</p> <p><b><u>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 ensure new development contributes to these aims through Policy EnW1 and the Plan's other development management policies.</u></b></p> <p><b><u>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</u></b></p>	103.D11/EnW1

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				<p><u>development can be found under policy SW11: Sustainable Design and Placemaking.</u></p> <p>6.7.6<del>10</del><b>10</b> The biodiversity value of a proposed development site should be established at the earliest opportunity. <u>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.</u> 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 SINC's 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.</p> <p>6.7.7<del>11</del><b>11</b> Other features that may increase the importance of a site are, <u>for example</u>, where the site <u>supports a specific species or assemblage, provides habitat connectivity or</u> acts as a 'stepping stone' <u>for species migration, dispersal or genetic exchange,</u> <del>provides habitat connectivity or</del> <u>where the site</u> acts as a buffer zone to a designated site. Sites with one or more of these attributes will <u>typically have higher</u> biodiversity value <u>than those with less.</u></p> <p>6.7.8<del>12</del><b>12</b> <del>Where a site has biodiversity value, and</del> <u>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</u></p>	

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				<p>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.</p> <p>6.7.913 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 <del>ideally</del> be located as close as possible to the original site and be on a ‘like-for-like’ basis <b><u>with the aim to maintain or enhance biodiversity interests</u></b>. Mitigation measures and compensation sites should <b><u>therefore</u></b> be chosen so <b><u>that they are located appropriately to provide for ecological connectivity, resilience and serve as</u></b> to maintain <b><u>and enhance</u></b> biodiversity features or resources.</p> <p>6.7.1014 <del>It is nearly always possible to provide</del> Biodiversity enhancement on development sites <b><u>can be achieved by incorporating green infrastructure features into development proposals. As a minimum, the</u></b> <del>Levels of enhancement should be commensurate with the level of adverse impact and</del> <b><u>proportionate to</u></b> the scale of development <b><u>although opportunities for greater enhancement should be considered wherever possible.</u></b> <del>Mitigation</del> <b><u>Enhancement</u></b> features that <del>can be included</del> could include: small animal underpasses, bird <b><u>and bat</u></b> boxes on new build, vegetated dark flight corridors, ponds, hedgerows, <del>native species in</del> <b><u>new</u></b> planting schemes, <del>new</del> <b><u>and wildlife-friendly sustainable</u></b> drainage <b><u>systems</u></b>. 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</p>	



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				change.  6.7.1115 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, <b><u>including for example guidance for undertaking suitable site surveys and ecological impact assessments.</u></b>	
FC22	50	Policy EnW2 – Nationally Protected Sites and Species	Amendments to policy EnW2 and its explanatory text to reflect the requirement for a development proposal to demonstrate that it will maintain the favourable conservation status of a European Protected and to clarify references to SSSI designations and the consideration of protected species	Development proposals likely to affect protected species will only be permitted where it is demonstrated that:  1. The population <b><u>size</u></b> , range, <del>and</del> distribution and <b><u>long-term prospects</u></b> 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 <b><u>conservation, enhancement,</u></b> avoidance, mitigation and compensation measures are provided.  6.7.12 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 <b><u>Woodlands SSSI</u></b> and the Cwm Glo <del>a</del> Glyndrys <b><u>SSSI</u></b> . These are examples of post-industrial landscapes accommodating a wide range of nationally important high quality habitats and associated species, <del>including waxcaps, pied flycatchers, dippers, salmon, bats and otter.</del> These sites are protected by national legislation <b><u>under the Wildlife and Countryside Act 1981 (as amended)</u></b> where there is a presumption against development likely to damage a SSSI. These <b><u>SSSI</u></b> designations are shown on the LDP Constraints Map. <del>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</del>	103.D5//EnW2  103.D12//EnW2

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				<p>Countryside Act 1981 (as amended) and species specific legislation e.g. the Protection of Badgers Act 1992.</p> <p><b><u>6.7.13 Cwm Glo a Glyndyrys 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.</u></b></p> <p><b><u>6.7.14 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.</u></b></p> <p><b><u>6.7.15 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</u></b> the presence of a protected species is a material consideration in the determination of planning applications. <del>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.</del></p>	

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				<p>6.7.14<del>6</del> There will always be a presumption against development which is likely to harm a protected site or species. However, there may <del>also</del> be instances when the importance of a development proposal will outweigh the conservation value <b><u>and there are no suitable alternatives</u></b> either temporarily or permanently to a SSSI / protected species <del>and</del>. In such instances, the objective will always be to ensure that the nature conservation value of the site or protected species is preserved and <del>where possible</del> enhanced <b><u>wherever possible</u></b>. <b><u>Proposals will also be required to promote wider ecosystem resilience in accordance with Policy EnW1.</u></b></p> <p>6.7.15<del>7</del> Where development is permitted, appropriate conditions or agreed planning obligations will be used to secure adequate compensation or mitigation measures.</p>	
FC23	51	Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation and Priority Habitats and Species	Additional text to reference geodiversity in the criteria and supporting text of policy EnW3.	<p><u>Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation and Priority Habitats and Species</u></p> <p>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:</p> <ol style="list-style-type: none"> <li>1. The need for the development clearly outweighs the conservation value of the site;</li> <li>2. Adverse impacts on nature conservation and geological features can be avoided;</li> <li>3. Appropriate and proportionate mitigation and compensation measures can be provided; and</li> <li>4. The development maintains and where possible enhances biodiversity <b><u>and geodiversity</u></b> interests.</li> </ol> <p>The following changes are proposed to clarify the supporting text in paragraph 6.7.19:</p> <p>6.7.19 As stated above it is <del>nearly always possible to provide</del> biodiversity <b><u>and/or geodiversity</u></b> enhancement <b><u>and the promotion of ecosystem resilience will be sought</u></b></p>	103.D13//EnW3

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<del>though the consideration of development proposals on development sites.</del> Development proposals should therefore demonstrate how biodiversity <b><u>and/or geodiversity</u></b> 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.	
FC24	53	Policy EnW4: Environmental Protection	Amendment to ensure policy complies with TAN 15.	The following changes are proposed to clarify the supporting text to policy EnW4:  6.7.24 <del>Avoiding unnecessary flood risk will be achieved by strictly assessing the</del> The flood risk implications of development proposals within areas susceptible to fluvial flooding <b><u>will be strictly assessed</u></b> <del>and preventing development that unacceptably increases risk.</del> 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 <del>other</del> areas at high risk of flooding where it can be demonstrated that the <del>site</del> <b><u>proposal</u></b> can comply with the justification and assessment requirements of TAN15 (2004 – Section 6, 7 and Appendix 1).	103.D7//EnW4
FC25	53	Policy EnW4: Environmental Protection	Additional text to ensure policy deals with water quality.	<b><u>In respect of the water environment, development proposals will be required to incorporate measures to improve water quality where opportunities exist. With regard to</u></b> <del>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.</del>  New supporting text:  <b><u>6.7.25 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</u></b>	103.D6//EnW4 103.D14//EnW4

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)									
				<u>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.</u>										
FC26	58	EcW1: Provision of Employment Land	Amendment to policy text to reflect the deletion of employment allocations within the HSRA.	<p>Delete employment site EcW1.1 at the Hoover Strategic Regeneration Area from the Deposit Plan (allocated under Policy EcW1: Provision of Employment Land).</p> <p>Amend the existing employment site boundary for the Willows Industrial Estate accordingly to include land in existing B2/B8 use.</p> <p>Delete site EcW1.1 Hoover Strategic Regeneration Area from the Employment Site Allocation Details on page 109 of the Deposit Plan and renumber the remaining allocated sites.</p> <p>Amend Policies EcW1: Provision of Employment Land and SW6: Hoover Strategic Regeneration Area as follows:</p> <p><u>Policy EcW1: Provision of Employment Land</u></p> <p>To support economic development, <del>35.65</del> <b>30.65</b> hectares of employment land (for B1, B2, B8 uses) is allocated at the following locations:</p> <table><tr><th>Site</th><th>Gross area (Ha)</th><th>Net area (Ha)</th></tr><tr><td><del>1. Hoover Strategic Regeneration Area</del></td><td>-</td><td><del>5</del></td></tr><tr><td><del>2. </del> <b>1. Former Hoover Factory Car Park</b></td><td>1.5</td><td>1.5</td></tr></table>	Site	Gross area (Ha)	Net area (Ha)	<del>1. Hoover Strategic Regeneration Area</del>	-	<del>5</del>	<del>2. </del> <b>1. Former Hoover Factory Car Park</b>	1.5	1.5	103.D3
Site	Gross area (Ha)	Net area (Ha)												
<del>1. Hoover Strategic Regeneration Area</del>	-	<del>5</del>												
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Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change				Relevant Representation Number(s)	
				<del>3.</del> <b><u>2.</u></b> Goatmill Road	16.98	14.75			
				<del>4.</del> <b><u>3.</u></b> Ffos-y-fran	18.85	11.3			
				<del>5.</del> <b><u>4.</u></b> Land South of Merthyr Tydfil Industrial Estate	3.1	3.1			
				Total		<del>35.65 Ha</del> <b><u>30.65 Ha</u></b>			
				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 <del>35.65</del> <b><u>30.65 Ha</u></b> 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 <del>and surrounding areas</del> 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					

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				<p>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.</p> <p><u>Policy SW6: Hoover Strategic Regeneration Area</u></p> <p>The Hoover Strategic Regeneration Area is identified to facilitate a major mixed-use development comprising of:</p> <ul style="list-style-type: none"> <li>• 440 new homes,</li> <li>• Local convenience retail provision of 409 sqm,</li> <li>• New employment development on <del>6.5</del> <b>1.5</b> hectares of land,</li> <li>• Pentrebach Station Park and Ride,</li> <li>• Provision of a new footbridge to Abercanaid; and</li> <li>• Safeguarded land for a new Metro station.</li> </ul> <p>6.5.40 The ‘Hoover Strategic Regeneration Area’ 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.</p> <p>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 &amp; 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</p>	

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p>and a potential future new metro station) and provide a small element of retail provision to support 440 homes and employment land.</p> <p>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 <del>6.5</del> <b>1.5</b> hectares of vacant <del>and underused</del> land for new employment use at <b><u>the former Hoover Factory car park and future opportunities at</u></b> 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.</p>	
FC27	63	Policy EcW3 Retail Hierarchy – Supporting Retailing Provision	Amendments proposed to provide additional clarity with regard to edge and out of centre retail areas in the supporting text.	<p>The following focused change is proposed to provide additional clarity to the supporting text under policy EcW3:</p> <p>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. <b><u>Cyfarthfa Retail Park off Swansea Road provides an established edge-of-centre retail park in close to the Town Centre.</u></b> There are also out-of-centre retail parks at Trago Mills and <del>Cyfarthfa Park</del>, Swansea Road, Dowlais Top Retail Area, Dowlais and <b><u>at the</u></b> Triangle Business Park, Pentrebach, <b><u>These edge and out-of-centre retailing areas</u></b> which accommodate bulky goods retailing, albeit that they do not fall within the defined hierarchy of centres. <b><u>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.</u></b></p>	262.D2



Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
FC28	67-68	EcW6: Out-of-Town Retailing Areas	Amendments proposed to provide additional clarity with regard to edge and out of centre retail areas in the supporting text to text Policy EcW6	<p>The following focused change is proposed to provide additional clarity to the supporting text under policy EcW6:</p> <p>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 <b><u>the tests of retail need and</u></b> 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.</p> <p>6.8.52 <b><u>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.</u></b></p> <p>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.</p>	262.D2
FC29	71	Policy EcW8: Renewable Energy	Recommend that a criterion is added to ensure that existing services and	Amend the criteria in Policy SW11 to include the protection of existing utilities and infrastructure (see FC15)	103.D4

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
			infrastructure are taken account of in any proposals.		
FC30	71-74	EcW8: Renewable Energy & Monitoring Framework  6.8.76-6.8.83	Amendments to the reasoned justification of Policy EcW8 to reflect the results of the Landscape Sensitivity Study. Insertion of the summary tables for renewable heat and electricity, set out in the addendum to the REA, in the reasoned justification to Policy EcW8 and in the monitoring framework.	<p><u>Policy EcW8: Renewable Energy</u></p> <p>We will support the use of renewable energy as a tangible means of reducing our local carbon footprint, where appropriate to do so.</p> <p>Development proposals for renewable energy will be permitted where:</p> <ul style="list-style-type: none"> <li>• They do not have an unacceptable landscape and visual impact, including on the setting of the Brecon Beacons National Park.</li> <li>• There would be no unacceptable cumulative impacts in combination with existing or consented development.</li> <li>• Satisfactory mitigation can be put in place to minimise the impacts of the renewable energy proposal and its associated infrastructure.</li> <li>• Proposals make provision for the appropriate restoration and after-care of the land for its beneficial future re-use.</li> </ul> <p>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.</p> <p><del>6.8.68</del> PPW (Figure 12.2) categorises four scales of renewable energy development:</p> <ul style="list-style-type: none"> <li>• <del>Strategic (&gt;25MW for wind and &gt;50MW for all other technologies)</del></li> <li>• <del>Local Authority wide (5-25MW for wind and 50MW for all other technologies)</del></li> <li>• <del>Sub Local Authority (50kW-5MW).</del></li> <li>• <del>Micro (Below 50kW).</del></li> </ul>	101.D8  103.D4

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	

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				<p>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.</p> <p>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.</p> <p><u>Local Search Areas for Solar Energy</u></p> <p>6.8.76 The results of the REA, along with a further refinement exercise identified 4 3 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.</p>	

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				<div>Solar Energy Search Areas</div> <table><tr><th>Site no.</th><th>Site name</th><th>Area sq km</th><th>Maximum potential</th><th>Potential annual energy output</th></tr><tr><td>1</td><td>Ffos-y-fran</td><td>2.5</td><td>104.2</td><td>91,279</td></tr><tr><td>2</td><td>Northeast of Trelewis</td><td>1.1</td><td>45.8</td><td>40,121</td></tr><tr><td>3</td><td><del>Merthyr Road</del></td><td><del>0.34</del></td><td><del>14.2</del></td><td><del>12,439</del></td></tr><tr><td>4 3</td><td>Southwest of Merthyr Vale</td><td>0.2</td><td>8.3</td><td>7271</td></tr><tr><td></td><td>Total</td><td><del>4.14</del> <u>3.8</u></td><td><del>172.5</del> <u>158.36</u></td><td><del>151,110</del> <u>138,671</u></td></tr></table> <div><p>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.</p><p>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.</p></div>	Site no.	Site name	Area sq km	Maximum potential	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	<del>Merthyr Road</del>	<del>0.34</del>	<del>14.2</del>	<del>12,439</del>	4 3	Southwest of Merthyr Vale	0.2	8.3	7271		Total	<del>4.14</del> <u>3.8</u>	<del>172.5</del> <u>158.36</u>	<del>151,110</del> <u>138,671</u>	
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				<p>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. <b><u>For example, a detailed Landscape and Visual Impact Assessment (LVIA) may be required to justify development proposals.</u></b> The following paragraphs provide a brief description of each local search area and the potential constraints to solar energy development.</p> <p>1. <u>Ffos-y-fran</u></p> <p>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.</p> <p>2. <u>Northeast of Trelewis</u></p> <p>6.8.80 This search area measures approximately 110 hectares and is located to the east and</p>	

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p>north of the village of Trelewis. The search area is partially located within the Trelewis Woods and Nant Caiach SINCs, 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.</p> <p><del>3. <u>Merthyr Road</u></del></p> <p><del>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.</del></p> <p><del>4. 3. <u>Southwest of Merthyr Vale</u></del></p> <p>6.8.82 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 SINCs. 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 elevated locations. These potential constraints will need</p>	

			Issue / Justification	Focused Change																																																																																	
				<p>consideration in the preparation and assessment of detailed proposals.</p> <p><i>Renewable Energy Targets</i></p> <p>6.8.83 The REA also identified the contribution that the County Borough is potentially able to make towards meeting the national renewable energy targets mentioned above (<b><u>see Tables below</u></b>). 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.</p> <p><b><u>Resource summary and target scenarios for renewable electricity</u></b></p> <table><tr><th rowspan="2">Renewable Energy Technology</th><th colspan="2"><u>Available (undeveloped) resource</u></th><th colspan="2"><u>Current installed capacity (erected, installed or permitted)</u></th><th colspan="4"><u>Target scenarios for renewable energy generation by 2031</u></th></tr><tr><th><u>MWe Capacity</u></th><th><u>GWh/yr (Annual energy output)</u></th><th><u>MWe</u></th><th><u>GWh/yr</u></th><th colspan="2"><u>Low</u></th><th colspan="2"><u>High</u></th></tr><tr><td><u>Onshore wind</u></td><td><u>0</u></td><td><u>0</u></td><td><u>1.5</u></td><td><u>3.5</u></td><td><u>2</u></td><td><u>4.7</u></td><td><u>2.5</u></td><td><u>5.9</u></td></tr><tr><td><u>EfW</u></td><td><u>0.0</u></td><td><u>0.0</u></td><td><u>0.0</u></td><td><u>0.0</u></td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td><u>Landfill gas</u></td><td><u>N/A</u></td><td><u>N/A</u></td><td><u>6.2</u></td><td><u>23.4</u></td><td><u>3.5</u></td><td><u>13.2</u></td><td><u>3.5</u></td><td><u>13.2</u></td></tr><tr><td><u>AD</u></td><td><u>0.01</u></td><td><u>0.06</u></td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td><u>Hydropower</u></td><td><u>0.24</u></td><td><u>0.5</u></td><td><u>0.1</u></td><td><u>0.48</u></td><td><u>0.1</u></td><td><u>0.3</u></td><td><u>0.2</u></td><td><u>0.6</u></td></tr><tr><td><u>Building integrated solar</u></td><td><u>N/A</u></td><td><u>N/A</u></td><td><u>2.4</u></td><td><u>2.6</u></td><td><u>5.9</u></td><td><u>5.7</u></td><td><u>11.2</u></td><td><u>10.9</u></td></tr><tr><td><u>Stand-alone solar PV</u></td><td><u>158.3</u></td><td><u>138.7</u></td><td>-</td><td>-</td><td><u>10.0</u></td><td><u>9.7</u></td><td><u>20.0</u></td><td><u>19.4</u></td></tr></table>	Renewable Energy Technology	<u>Available (undeveloped) resource</u>		<u>Current installed capacity (erected, installed or permitted)</u>		<u>Target scenarios for renewable energy generation by 2031</u>				<u>MWe Capacity</u>	<u>GWh/yr (Annual energy output)</u>	<u>MWe</u>	<u>GWh/yr</u>	<u>Low</u>		<u>High</u>		<u>Onshore wind</u>	<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>	<u>EfW</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</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>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>10.0</u>	<u>9.7</u>	<u>20.0</u>	<u>19.4</u>	
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				<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>		
				<u>Resource Summary and target scenarios for renewable heat</u>										
				<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>Low</u>		<u>High</u>			
					<u>MWth (Capacity)</u>	<u>GWh/yr (Annual energy output)</u>	<u>MWth</u>	<u>GWh/yr</u>	<u>MWth</u>	<u>GWh/yr</u>	<u>MWth</u>	<u>GWh/yr</u>		
				<u>Biomass CHP or large scale heat only</u>	<u>6.2 MWth (heat only application)</u>	<u>19.1 (heat only)</u>	<u>0.4</u>	<u>1.2</u>	<u>3.0</u>	<u>9.2</u>	<u>8.5</u>	<u>26.1</u>		
				<u>Biomass boilers</u>	<u>Or 1.4 MWth &amp; 0.69 MWe (CHP)</u>	<u>Or 8.4 (CHP)</u>	<u>0.03</u>	<u>0.09</u>	<u>7.9</u>	<u>24.1</u>	<u>16.4</u>	<u>50.4</u>		
				<u>Anaerobic Digestion</u>	<u>0.036 (heat only) Or 0.011 MWth &amp; 0.01 MWe (CHP)</u>	<u>0.22 (heat only) OR 0.135 (CHP)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>		
<u>EfW</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>						
<u>Heat pumps</u>	<u>N/A</u>	<u>N/A</u>	<u>0.2</u>	<u>0.4</u>	<u>8.6</u>	<u>16.5</u>	<u>14.9</u>	<u>28.7</u>						
<u>Solar thermal</u>	<u>N/A</u>	<u>N/A</u>	<u>0.03</u>	<u>0.02</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>						
<u>Total</u>	<u>N/A</u>	<u>N/A</u>	<u>0.7</u>	<u>444.5</u>	<u>19.4</u>	<u>49.8</u>	<u>39.8</u>	<u>105.2</u>						

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				<table> <tr> <td><u>Merthyr Tydfil projected heat demand 2031</u></td><td></td><td><u>364</u></td><td></td><td><u>368</u></td><td></td></tr> <tr> <td><u>Percentage heat demand in 2031 potentially met by renewable energy resources</u></td><td></td><td><u>14%</u></td><td></td><td><u>29%</u></td><td></td></tr> </table>	<u>Merthyr Tydfil projected heat demand 2031</u>		<u>364</u>		<u>368</u>		<u>Percentage heat demand in 2031 potentially met by renewable energy resources</u>		<u>14%</u>		<u>29%</u>		
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FC31	76	6.8.92	Amendments made to clarify the land bank position.	<p>Amend paragraph 6.8.92 to read:  Vaynor and Gelligaer quarries have significant <b>permitted reserves for</b> crushed rock <b>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.</b> 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.</p>	122.D11												
FC32	81	EcW13: Minerals Safeguarding	Amendments to text to reflect that there is no longer a requirement to safeguard secondary resources.	<p>Remove secondary shallow coal resources from the LDP Proposals Maps (primary coal resources to be retained).</p> <p>Amend LDP paragraphs 6.8.95 and 6.8.112 to read:</p> <p>6.8.95 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 <b>and Secondary</b> Coal resources and Limestone and Sandstone resources which lie outside settlement limits.</p> <p>6.8.112 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 <b>and Secondary</b> Shallow</p>	ID101												

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				Coal resources). Those areas are identified on the Proposals Map and are protected from permanent development that could sterilise or hinder their future extraction.	
FC33	77	EcW10: Sustainably supplying minerals	Clarification of crushed rock landbank requirement	<p>Amend Paragraph 6.8.98 as follows:</p> <p>6.8.98 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 <b>significantly</b> beyond the plan period and <b>more than the minimum 10 years required by MTAN 1</b>. <del>no allocation is necessary in the LDP.</del> This takes into account the need to make alternative provision for aggregates currently being extracted in the Brecon Beacons National Park <b>and is also supported by landbank figures in the</b> The SWRAWP Annual Report for <del>2015</del> <b>2016 which</b> indicates that Merthyr Tydfil's landbank <b>would</b> provide for more than 50 years of extraction. <b>Consequently,</b> no new aggregate extraction sites are allocated in the LDP area.</p>	122.D13
FC34	78	EcW11: Mineral Development	Removal of work 'only' form policy text.	<p>Amend Policy EcW11 as follows:</p> <p><u>Policy EcW11: Minerals Development</u></p> <p>Proposals for mineral extraction and associated development will <b>only</b> be allowed where:</p>	122.D14
FC35	78/79	EcW11: Mineral Development	Amendments made to criteria to avoid repetition throughout the written statement.	<p>Amend policies EcW11 and EnW4 as follows:</p> <p><u>Policy EcW11: Minerals Development</u></p> <p>Proposals for mineral extraction and associated development will <del>only</del> be allowed where:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• <del>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;</del></li> <li>• <del>They would not result in unacceptable impacts on landscape character and/or visual amenity;</del></li> </ul>	122.D15

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				<ul style="list-style-type: none"> <li>• <del>They would not result in an unacceptable impact on health and amenity including the effects of dust, noise, vibration and traffic;</del></li> <li>• <del>They would not result in unacceptable impacts on surface water drainage, groundwater resources or exacerbate flood risk;</del></li> <li>• <del>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;</del></li> <li>• <del>They would not have an unacceptable impact on land stability;</del></li> <li>• They include acceptable proposals for progressive and final restoration, aftercare and beneficial after-use;</li> <li>• <b><u>They satisfy the other relevant policies of the Plan;</u></b> and</li> <li>• They maximise opportunities to re-use and recycle mineral waste.</li> </ul> <p>The production and use of alternative and recycled materials will be supported as substitutes for naturally occurring aggregates.</p> <p><u>Policy EnW4: Environmental Protection</u></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Pollution of land, surface water, ground water and the air;</li> <li>• Land contamination;</li> <li>• Hazardous substances;</li> <li>• Land stability;</li> <li>• Noise, vibration, <b><u>dust</u></b>, odour nuisance and light pollution; or</li> <li>• Any other identified risk to public health and safety.</li> </ul> <p>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.</p>	

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p>Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes.</p> <p>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.</p>	
FC36	80	Policy EcW12: Minerals Buffer Zones	Policy amended to provide clarity in regard to mineral buffer zones.	<p>Amend policy EcW12 to clarify the description of Minerals Buffer Zones as follows:</p> <p><u>Policy EcW12: Minerals Buffer Zones</u>  Buffer Zones have been established <b>around</b> <del>between</del> permitted, <del>active and inactive</del> mineral operations in the County Borough and <del>other sensitive land uses</del>. Within these zones, proposals for new development will only be allowed where they:</p> <ol style="list-style-type: none"> <li>1. Would not unacceptably affect operations within the mineral site; and</li> <li>2. Would not be unacceptably affected by operations within the mineral site.</li> </ol>	122.D17
FC37	86	Section 8 – site allocation details	The location of the Site Allocation Details section is to be moved from the main document to an appendix.	<p>The Site Allocation Details contained within Section 8 of the Deposit Plan Written Statement is to be moved to Appendix 1 of Written Statement.</p> <p>The Contents page of the LDP Written Statement will be amended to reflect this and other changes as follows:</p> <p>Section</p> <ol style="list-style-type: none"> <li>1. Introduction</li> <li>2. Context and key issues</li> <li>3. LDP vision and objectives</li> </ol>	116.D9/SW3

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				<div>4. LDP Strategy</div> <div>5. Key Diagram</div> <div><del>6-7.</del> LDP Policies and Proposals</div> <div><del>8.</del> Site Allocation Details</div> <div><del>7</del> 9. Monitoring Framework</div> <table><tr><td><u>Appendices</u></td><td></td></tr><tr><td></td><td></td></tr><tr><td>Appendix 1</td><td><del>Glossary and interpretation</del> <u>Site Allocation Details</u></td></tr><tr><td>Appendix 2</td><td><del>List of Sites of Importance for Nature Conservation within Merthyr Tydfil County Borough</del> <u>Housing Trajectory and Land Supply Information</u></td></tr><tr><td><u>Appendix 3</u></td><td><del>Listed Buildings and Structures in Merthyr Tydfil County Borough</del> <u>Glossary and Interpretation</u></td></tr><tr><td><u>Appendix 4</u></td><td><u>List of Sites of Importance for Nature Conservation within Merthyr Tydfil County Borough</u></td></tr><tr><td><u>Appendix 5</u></td><td><u>Listed Buildings and Structures in Merthyr Tydfil County Borough</u></td></tr></table>	<u>Appendices</u>				Appendix 1	<del>Glossary and interpretation</del> <u>Site Allocation Details</u>	Appendix 2	<del>List of Sites of Importance for Nature Conservation within Merthyr Tydfil County Borough</del> <u>Housing Trajectory and Land Supply Information</u>	<u>Appendix 3</u>	<del>Listed Buildings and Structures in Merthyr Tydfil County Borough</del> <u>Glossary and Interpretation</u>	<u>Appendix 4</u>	<u>List of Sites of Importance for Nature Conservation within Merthyr Tydfil County Borough</u>	<u>Appendix 5</u>	<u>Listed Buildings and Structures in Merthyr Tydfil County Borough</u>	
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FC38	88	Section 8 – site allocation details	Amendment to Site Allocation Details for the Hoover Factory Site to clarify the hydraulic modelling	<div>Amend Site Allocation Details for the Hoover Factory Site (the first bullet point in the fifth paragraph) to clarify the hydraulic modelling assessment should include consideration of the sewerage network:</div> <div><ul style="list-style-type: none"><li>A hydraulic modelling assessment may be required in order to determine whether any</li></ul></div>	119.D7//SW6														

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			assessment should include consideration of the sewerage network.	reinforcement/off-site works are required to the existing water <b><u>and sewerage</u></b> infrastructure network in order to accommodate the site. There are numerous water mains <b><u>and sewers</u></b> crossing the site for which protection measures will be required in the form of easement widths or diversions.	
FC39	Multiple	Section 8 – site allocation details	Amendments to Site Allocation Details text to reflect amendments to housing allocations.	<ul style="list-style-type: none"> <li>• A new set of Site Allocation Details are included for the new site – SW3.35 – Clwydyfagwr.</li> <li>• Site Allocation Details for site SW3.32 – Commercial Field, Treharris are deleted.</li> <li>• Site Allocation Details for site SW3.31 – Cwmfelin, Bedlinog are amended to reflect the change in the number of dwellings proposed.</li> </ul>	
FC40	86	Section 8 – site allocation details	Amendment to Site Allocation Details text to reflect issues of capacity of water infrastructure.	<p>The following text to be included in the introduction of the Site Allocation Details section of the LDP Written Statement (which is to be moved to Appendix 1 of the Written Statement):</p> <p><b><u>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.</u></b></p> <p><b><u>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.</u></b></p>	119.D14/SW3

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				<p><u>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.</u></p> <ul style="list-style-type: none"> <li>Any references to the capacity of DCWW infrastructure contained in the Site Allocation Details is removed.</li> </ul>	
FC41	102-103	Section 8 - Site Allocation Details	Amendment to details for sites SW3.29 and SW3.30 to reflect water supply issues	<p>The following text is to be added to the Site Allocation Details for site SW3.29 – adjacent to Manor View, Trelewis and site SW3.30 – Stormtown, Trelewis:</p> <p><u>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).</u></p>	119.D5/SW3
FC42	108	EcW1: Provision of Employment Land	Amendment to Site Allocation Details to reflect potential need for hydraulic modelling.	<p>The following paragraph to be added to the introductory text of the Employment Site Allocation Details:</p> <p><u>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.</u></p>	119.D11/EcW1
FC43	117-130	Section 9 – Monitoring Framework	Correction to numbering of indicators	<p>Indicators from Ref no. 3.1 onwards are to be amended as follows, in order to reflect the LDP objective number that they relate to:</p> <p>3.1 changes to 4.1 3.2 changes to 4.2 3.3 changes to 4.3 etc</p>	-



Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change				Relevant Representation Number(s)
FC44	119	Section 9 – Monitoring Framework LDP Objective 6: Sustainable Design.	Amendment of Indicator 5.3 to comply with TAN 15.	“Amount of development permitted for highly vulnerable development within C2 Floodplain area <del>that does not meet all TAN 15 tests.</del>	No relevant applications approved within C2 Floodplain areas <del>unless all TAN 15 tests are met</del>	1 application permitted for development in any 1 year for highly vulnerable development within C2 Floodplain <del>that does not meet all TAN 15 tests”</del>	MTCBC Development Management Monitoring.	103.D15/A
FC45	123	Section 9 – Monitoring Framework LDP Objective 10 Biodiversity	Addition of indicator to measure Policy EnW1.	<b><u>9.4 Local</u></b> <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>	103.D15/B
FC46	128	Section 9 – Monitoring Framework LDP Objective 17 Minerals.	Inclusion of the renewable electricity resource assessment table and targets in the monitoring framework.	<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.	<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</u></b>	MTCBC Development Management Monitoring.	101.D8

			Issue / Justification	Focused Change								
					To secure planning permissions for 37.4 MWe of electricity generation by 2031.		<u>more.</u>  <u>To secure planning permissions for 14.33 MWe of electricity generation by 2026 by 10% or more.</u>  <u>To secure planning permissions for 21.5 MWe of electricity generation by 2031 by 10% or more.</u>					
<b>Resource summary and target scenarios for renewable electricity</b>												
					<u>Available (undeveloped) resource</u>		<u>Current installed capacity (erected, installed or permitted)</u>		<u>Target scenarios for renewable energy generation by 2031</u>			
									<u>Low</u>		<u>High</u>	
				<u>Renewable Energy Technology</u>	<u>MWe (Capacity )</u>	<u>GWh/yr (Annual energy output)</u>	<u>MW e</u>	<u>GWh/yr</u>	<u>MW e</u>	<u>GWh/yr</u>	<u>MW e</u>	<u>GWh/yr</u>
				<u>Onshore wind</u>	<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>
				<u>EfW</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</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>	-	-	-	-	-	-

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change									Relevant Representation Number(s)
				<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>	
FC47	128	Section 9 – Monitoring Framework LDP Objective 17 Minerals.	Inclusion of the renewable heat resource assessment tables and targets in the monitoring framework.	<u>Local</u> The capacity of renewable energy developments (heat) permitted (MWth).	To secure planning permissions for <del>6.5</del> <b><u>13.27</u></b> MWth of electricity generation by 2021.  To secure planning permissions for <del>13</del> <b><u>26.53</u></b> MWth of electricity generation by 2026.  To secure planning permissions for <del>39.8</del> <b><u>19.4</u></b> MWth of electricity generation by 2031.			<del>Failure to meet monitoring targets associated with Policies EcW8 and EcW9 by 10% or more.</del>  <b><u>To secure planning permissions for 6.5 MWth of electricity generation by 2021 by 10% or more.</u></b>  <b><u>To secure planning permissions for 13 MWth of electricity generation by 2026 by 10% or more.</u></b>			MTCBC Planning & Countryside Department.		101.D8

			Issue / Justification	Focused Change							
						To secure planning permissions for 19.4 MWth of electricity generation by 2031 by 10% or more.					
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 renew energy generation by 2031</u>		
					<u>MWth (Capactiy)</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
				<u>Biomass boilers</u>			0.03	0.09	7.9	24.1	16.4
				<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
				<u>Solar thermal</u>	N/A	N/A	0.03	0.02	-	-	-
				<u>Total</u>	N/A	N/A	0.7	444.5	19.4	49.8	39.8

Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change				Relevant Representation Number(s)	
				<u>Merthyr Tydfil projected heat demand 2031</u>		<u>364</u>		<u>368</u>	
				<u>Percentage heat demand in 2031 potentially met by renewable energy resources</u>		<u>14%</u>		<u>29%</u>	
FC48	129	Section 9 – Monitoring Framework LDP Objective 17 Minerals.	Amendment of Indicator 16.1 to align with MTAN requirements.	“Maintain a <b>minimum</b> 10 year <b>land</b> bank of permitted aggregate reserves <b>over the entire plan period</b> ”.				122.D20	
FC49		Appendix 2 – Housing Trajectory and Land Supply information	Addition of housing trajectory and housing land supply information to an appendix of the written statement.	Appendix 2 – Housing Trajectory and Land Supply Information				101.D4/SW3	



			Issue / Justification	Focused Change																																																																																																																																																																	
				<table><tr><th>Year</th><th>MTCBC LDP Requirem ent</th><th>Annual completion s including windfall allowance</th><th>Total completi ons</th><th>LDP remaini ng years</th><th>Residual housing requireme nt</th><th>5 year requireme nt</th><th>Annual dwelling requireme nt</th><th>Total land availabl e</th><th>Land supply in years</th></tr><tr><td><u>2016/ 17</u></td><td><u>2250</u></td><td><u>173</u></td><td><u>173</u></td><td><u>14</u></td><td><u>2077</u></td><td><u>742</u></td><td><u>148</u></td><td><u>723</u></td><td><u>4.9</u></td></tr><tr><td><u>2017/ 18</u></td><td><u>2250</u></td><td><u>80</u></td><td><u>253</u></td><td><u>13</u></td><td><u>1997</u></td><td><u>768</u></td><td><u>154</u></td><td><u>870</u></td><td><u>5.7</u></td></tr><tr><td><u>2018/ 19</u></td><td><u>2250</u></td><td><u>72</u></td><td><u>325</u></td><td><u>12</u></td><td><u>1925</u></td><td><u>802</u></td><td><u>160</u></td><td><u>995</u></td><td><u>6.2</u></td></tr><tr><td><u>2019/ 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27</u>	<u>2250</u>	<u>212</u>	<u>1966</u>	4	<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>	3	<u>377</u>	*	*	<u>672</u>	*	<u>2028/ 29</u>	<u>2250</u>	<u>242</u>	<u>2410</u>	2	<u>285</u>	*	*	<u>430</u>	*	<u>2029/ 30</u>	<u>2250</u>	<u>206</u>	<u>2616</u>	1	<u>219</u>	*	*	<u>214</u>	*	<u>2030/ 31</u>	<u>2250</u>	<u>204</u>	<u>2820</u>	0	<u>155</u>	**	**	**	**	
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Focused Change ref	Deposit Plan Page	Policy / Paragraph Number	Issue / Justification	Focused Change	Relevant Representation Number(s)
				<p><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.</u></p> <p><u>** LDP expiry date 31<sup>st</sup> March 2031</u></p>	
FC50	131	Appendix 1: Glossary	Addition of text to Appendix 1: Glossary and Interpretation to explain the term 'Biodiversity value':	<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."</u></b>	103.D11//EnW1
FC51	36, (footnote)	All reference to PPW 9 should be checked and up-dated against PPW10.	Amendments to references to PPW to reflect latest edition	<p>The following changes are to be made to references to PPW:</p> <ul style="list-style-type: none"> <li>• <u>Footnote Page 36</u> – Planning Policy Wales, <del>Section 4.2 (Edition 9, 2016)</del> <b><u>Page 9 (Edition 10, 2018)</u></b></li> <li>• <u>6.8.57</u> Renewable energy and low carbon energy are <del>defined</del> <b><u>prioritised in the energy hierarchy</u></b> by Planning Policy Wales (<del>PPW, paragraph 12.8.7</del>)</li> <li>• <u>Page 134 (Glossary)</u> - 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 <del>PPW (ch2)</del> and the Local Development Plan Manual (ch8).</li> </ul>	122.D1/1.4/
FC52	-	Entire document	Consequential change incorporating required amendments to paragraph numbers	All paragraph number corrected as required.	n/a



<b>Focused Change ref</b>	<b>Proposal Map ref</b>	<b>Policy / Paragraph Number</b>	<b>Issue / Justification</b>	<b>Focused Change</b>	<b>Representor / Rep number</b>
FCM1	SOUTHERN SECTOR (EAST)  SOUTHERN SECTOR (WEST)	SW3	Site allocation labels for sites SW3-30 to SW3-34 were incorrect on the printed and PDF Deposit Plan Proposals Maps.	Amend the following site allocation labels on the final Proposals Map as follows: SW3-31 Stormtown, Trelewis – to read SW3-30 SW3-32 Cwmfelin, Bedlinog – to read SW3-31 SW3-33 Commercial Fields, Treharris – to be removed as part of FCX SW3-34 Cilhaul, Treharris – to read SW3-33 SW3-35 Oaklands, Treharris – to read SW3-34	ID129.D6
FCM2	All maps	EcW13: Minerals Safeguarding	Secondary coal resources previously safeguarded on the proposals map (as required under MTAN2: Coal) no longer safeguarded in updated national planning policy contained in Planning Policy Wales (Edition 10).	Remove secondary shallow coal resources from the LDP Proposals Maps (primary coal resources to be retained).	ID101.D9
FCM3	SOUTHERN SECTOR (WEST)	Policy SW3: Sustainably Supplying New Homes	Delete site SW3-32 Commercial Fields, Treharris	Deleted site map for SW3-32 Commercial Fields, Treharris	323.D1 332.D1 338.D1 – 354.D1
FCM4	NORTHERN SECTOR (WEST)	Policy SW3: Sustainably Supplying New Homes	Inclusion of new housing allocation at Clwydyfagwr, Swansea Road.	Addition of a new housing allocation on the Proposals Map at the following location:  SW3.35 – Clwydyfagwr, Swansea Road	132.D4/SW3

FCM5	NORTHERN SECTOR (WEST)	Policy SW3: Sustainably Supplying New Homes	Amendment of boundary to reflect existing planning permission	Boundary of housing allocation SW3.4 – <i>Brondeg, Heolgerrig</i> to be amended to reflect planning permission P/06/0061. Consequential changes to settlement boundary, Special Landscape Area and Safeguarded Coal Resource.	115.D4/SW3
FCM6	NORTHERN SECTOR (EAST)	Policy SW7: The former Ivor Steel Works Regeneration Site.	Designation / site boundary missing from proposals map.	Add former Ivor Steel Works site boundary to proposals map to clarify extent of regeneration site.	132.D5
FCM7	NORTHERN SECTOR (EAST) SOUTHERN SECTOR (EAST)	Policy SW10: Protecting and Improving Open Spaces	Delete sports pitches, amenity greenspace and play areas from proposed LNRs.	Amend the site boundary of the Old Colliery Site Coed-y-Hendre and Nant Llwynog proposed LNR to exclude the sports pitches and for consistency exclude the sports pitches, amenity greenspace and play areas from the Goitre Lane and Ifor Tip proposed LNRs on the Proposals Map.	288.D2//SW10
FCM8	All Maps	Policy SW12:- Improving the Transport Network	Amendment to only show designated Strategic footpaths and cycleways.	Amend Strategic Footpaths and cycleways on the Constraints Map to show designated routes only.	207.D50/SW12
FCM9	NORTHERN SECTOR (EAST) SOUTHERN SECTOR (EAST)	Policy SW12:- Improving the Transport Network	Safeguarding of the Cwm Bargoed rail line and rail head to be expanded to entire line	Show entire length of the Cwm Bargoed rail line on Proposals Map.	129.D3//SW12
FCM10	All Maps	Policy SW12:- Improving the Transport Network	Update Active Travel Routes following approval from Welsh Government.	Update the proposed Active Travel routes on the Proposals Map to show the approved Active Travel Integrated Network Map proposals.	207.D19 207.D50/SW12 207.D54//SW12 331.D1//SW12

FCM11	NORTHERN SECTOR (EAST)	Policy EcW1: Provision of Employment Land	Delete employment site allocation EcW1-1 Hoover Strategic Regeneration Area and amend boundary of existing employment site	Deleted site map for Employment Site EcW1-1 at the Hoover Strategic Regeneration Area and map showing amended boundary of the existing employment area. Renumber employment site allocations EcW1.2 to EcW1.5 on the Deposit Plan Proposals Map as a consequential change to EcW1.1 to EcW1.4 respectively.	103.D3//EcW1
FCM12	NORTHERN SECTOR (WEST)	Policy EcW8: Renewable Energy	Delete the Merthyr Road Local Search Area for Solar Energy	Delete the Merthyr Road Local Search Area for Solar Energy – Policy EcW8-3	103.D4//EcW8

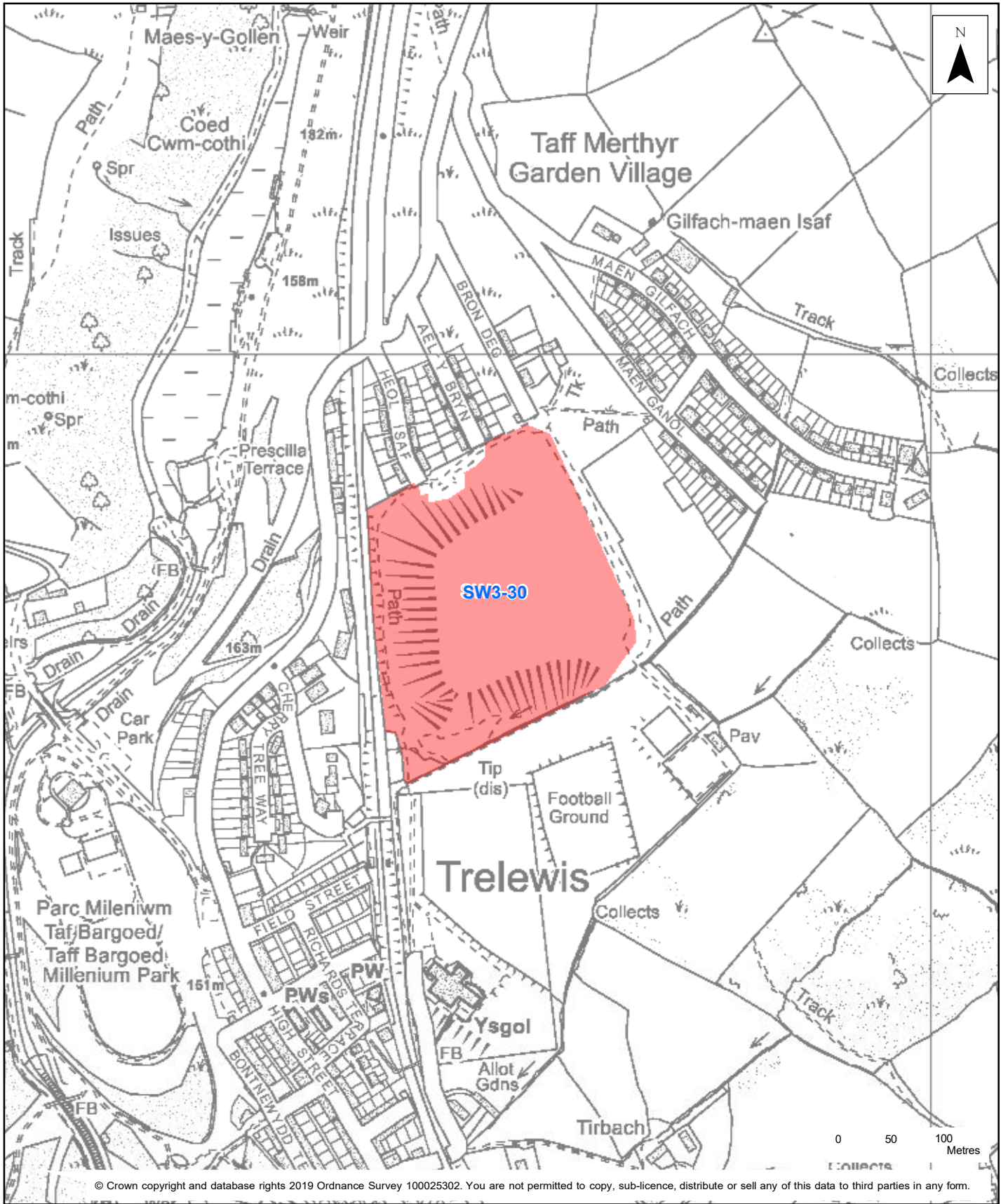
## **Appendix 2 – Proposals Map Changes Plans**

**Focused Changes Plan. Ref:** FCM1

**Policy:** SW3 Sustainability Supplying New Homes

**Amendment:** Housing Allocation Site label SW3-31 to read SW3-30 (Paper Proposals maps only)

**Site Name:** Stormtown, Trelewis

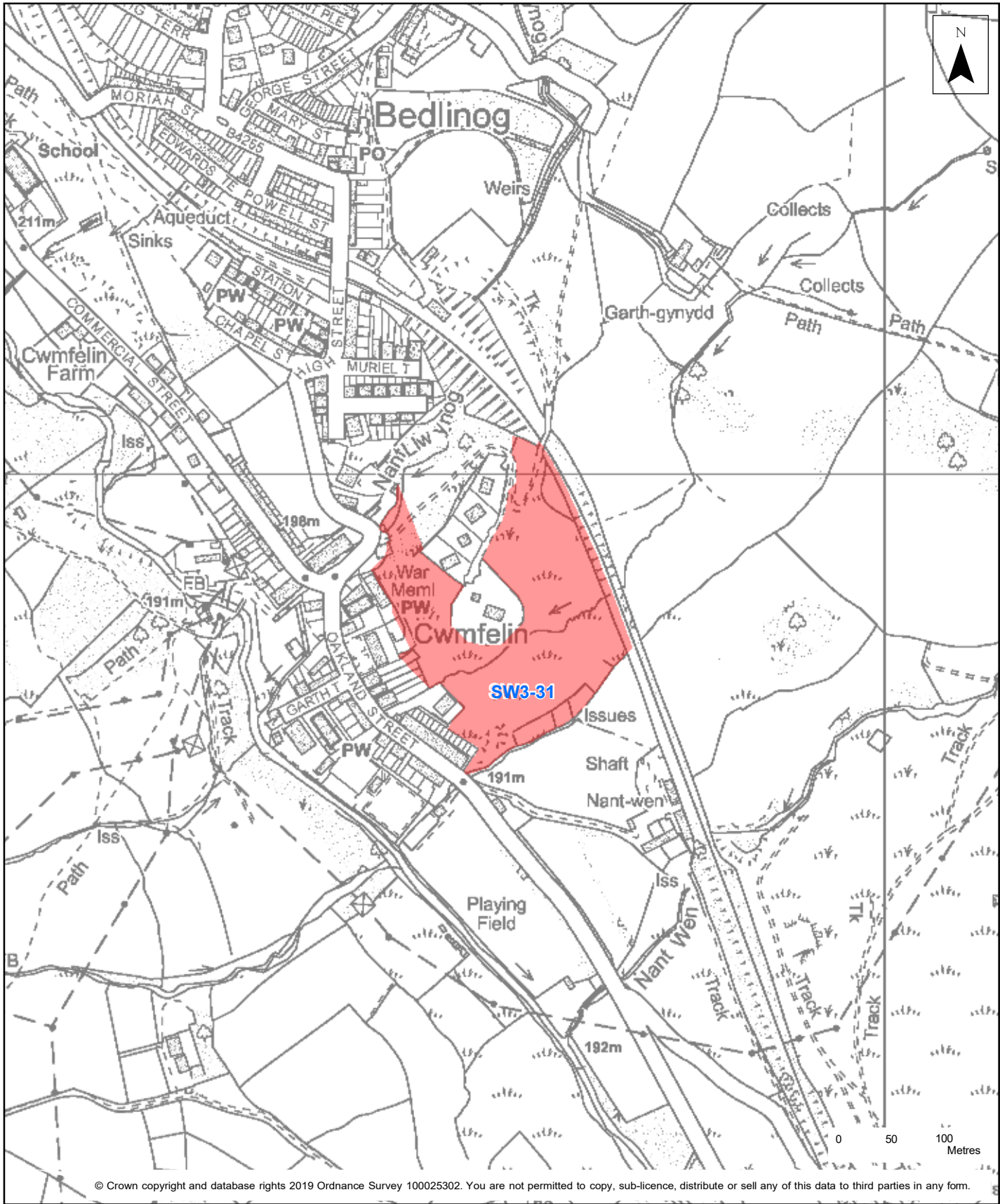


**Focused Changes Plan. Ref:** FCM1

**Policy:** SW3 Sustainability Supplying New Homes

**Amendment:** Housing Allocation Site label SW3-32 to read SW3-31 (Paper Proposals Maps only)

**Site Name:** Cwmfelin, Bedlinog



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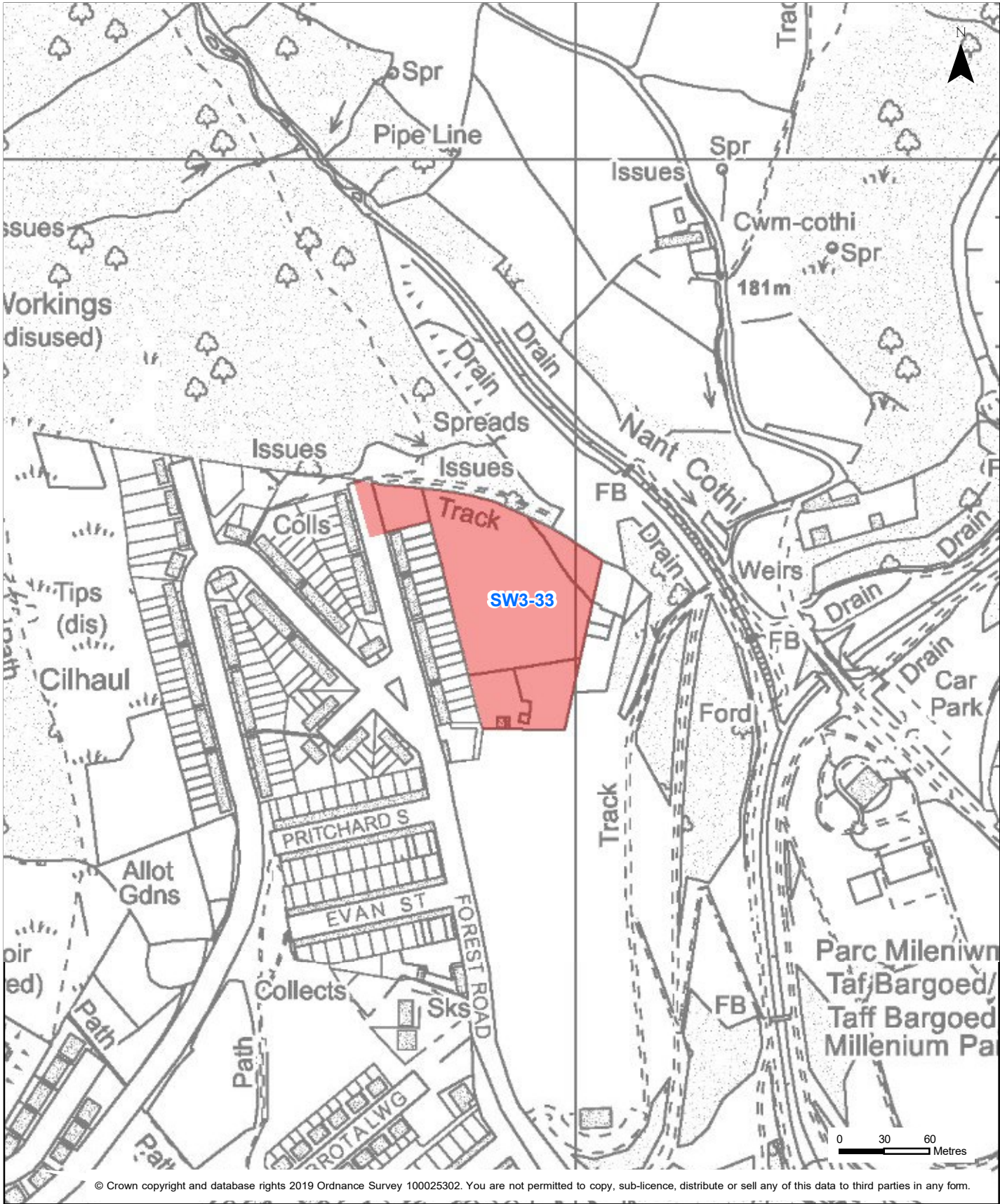


**Focused Changes Plan. Ref:** FCM1

**Policy:** SW3 Sustainability Supplying New Homes

**Amendment:** Housing Allocation Site label SW3-34 to read SW3-33 (Paper Proposals Maps only)

**Site Name:** Cilhaul, Treharris



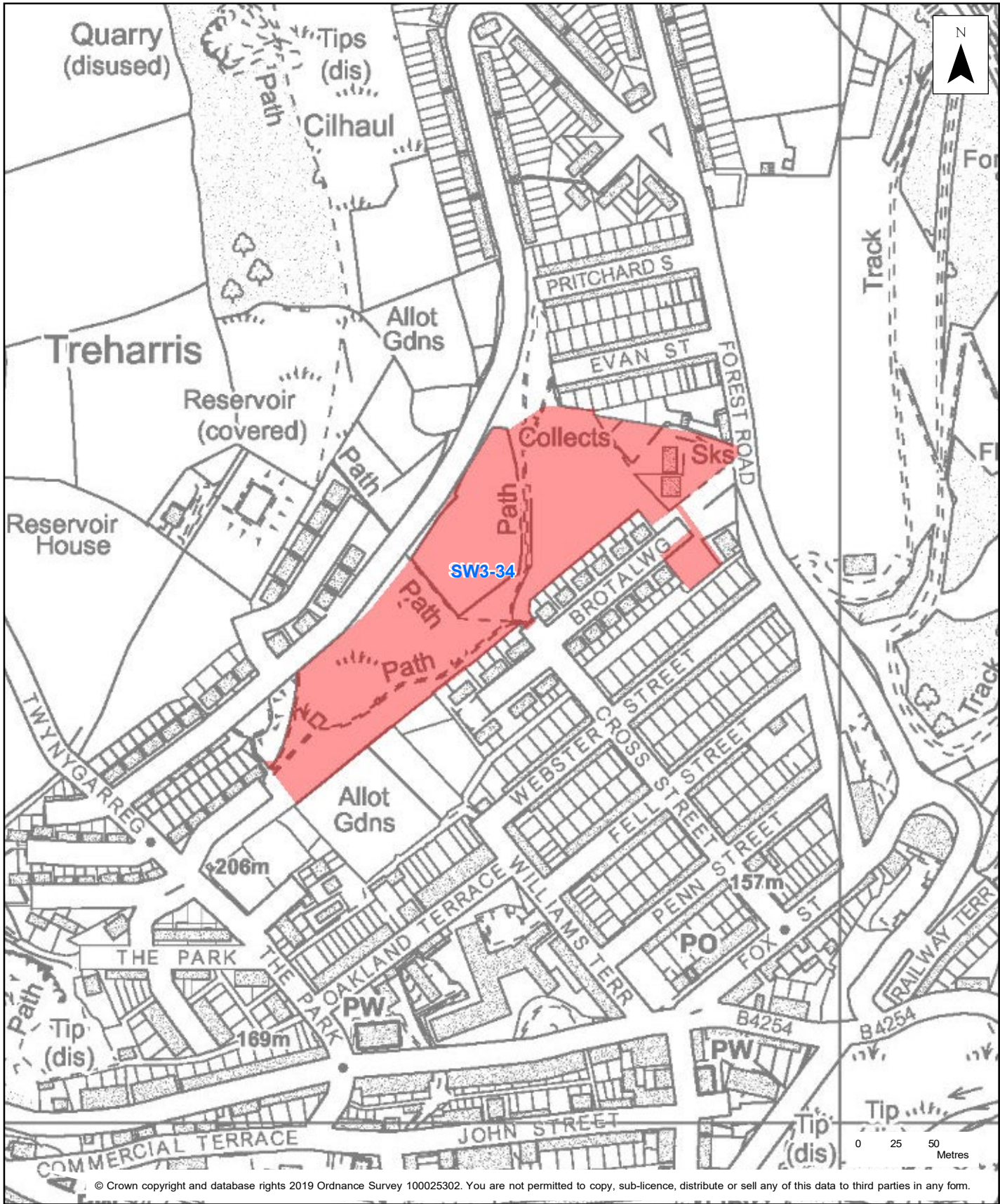


**Focused Changes Plan. Ref:** FCM1

**Policy:** SW3 Sustainability Supplying New Homes

**Amendment:** Housing Allocation Site label SW3-35 to read SW3-34 (Paper Proposals Maps only)

**Site Name:** Oaklands, Treharris

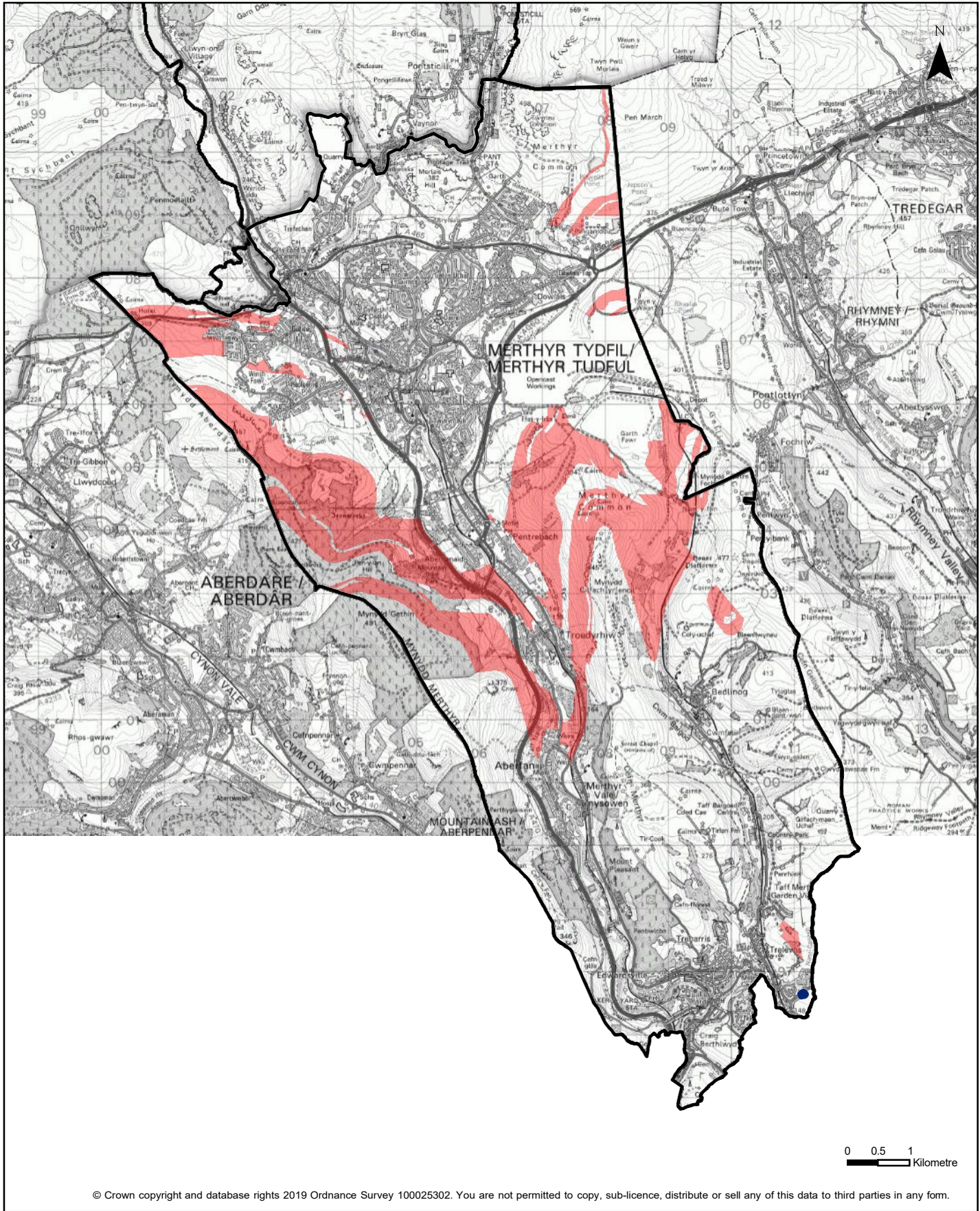




Focused Changes Plan. Ref: FCM2

Policy: EcW13 Minerals Safeguarding

Amendment: Remove Secondary Shallow Coal Resource Areas from the Proposals Map



- Secondary Coal Resource Area to be deleted (Deposit Plan)
- Merthyr Tydfil Local Develop Plan 2016-2031 boundary

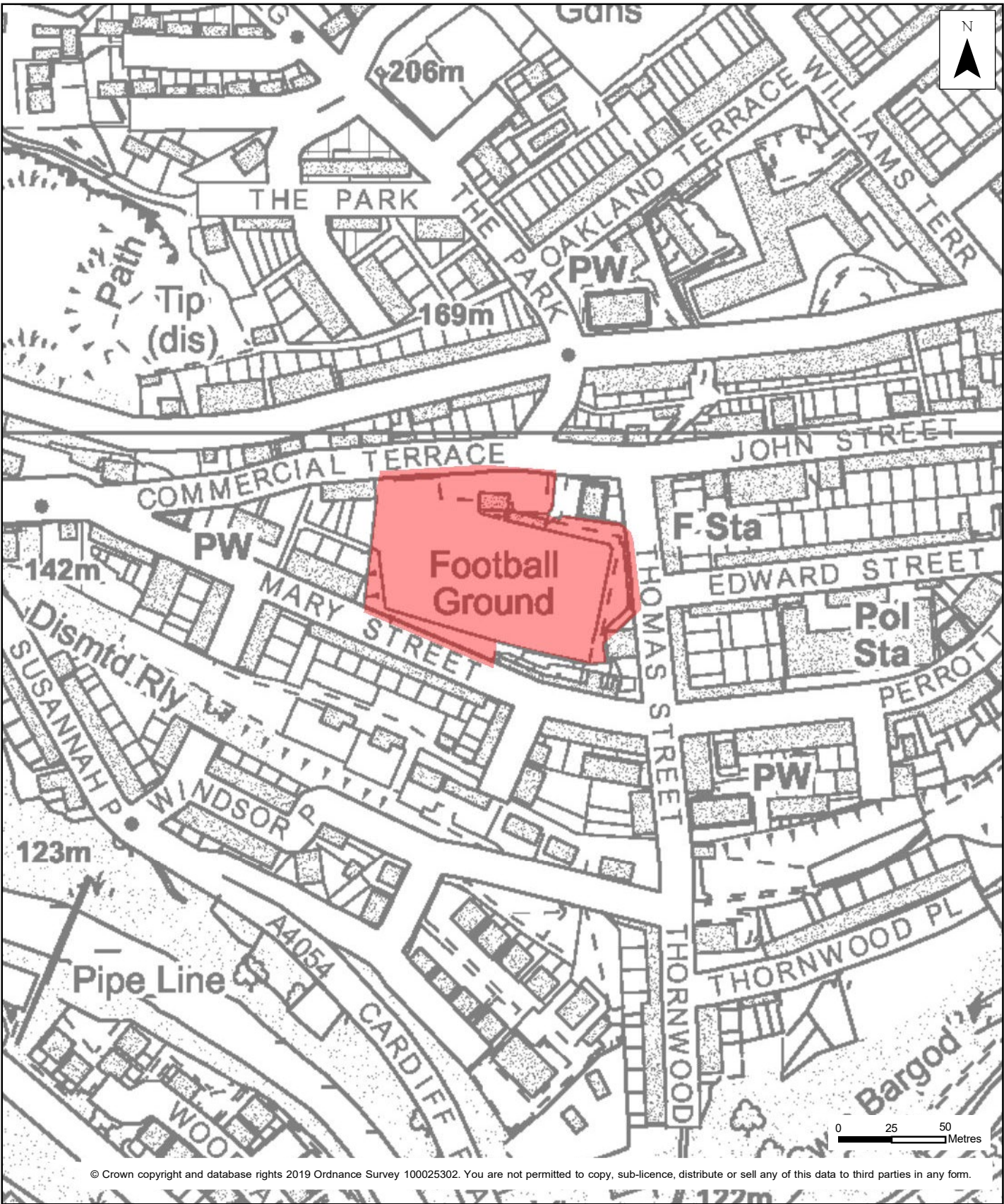


**Focused Changes Plan. Ref:** FCM3

**Policy:** SW3 Sustainability Supplying New Homes

**Amendment:** Housing Allocation Site SW3-32 to be deleted (incorrectly labelled as SW3-33 on paper Proposals Maps).

**Site Name:** Commercial Field, Treharris

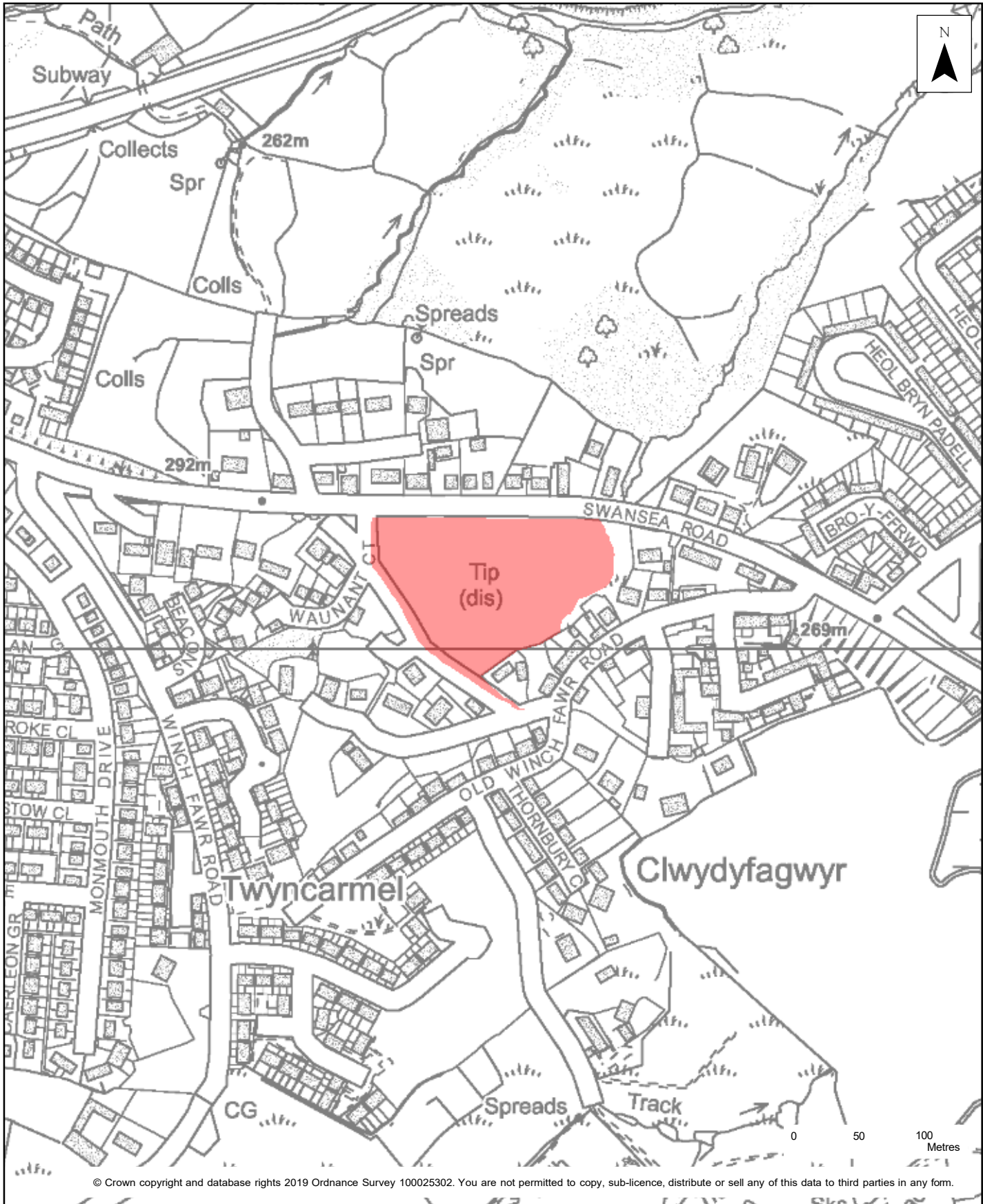


**Focused Changes Plan. Ref:** FCM4

**Policy:** SW3 Sustainability Supplying New Homes

**Amendment:** Add new Housing Allocation SW3-35 to the Proposals Map

**Site Name:** Clwydyfagwr, Swansea Road



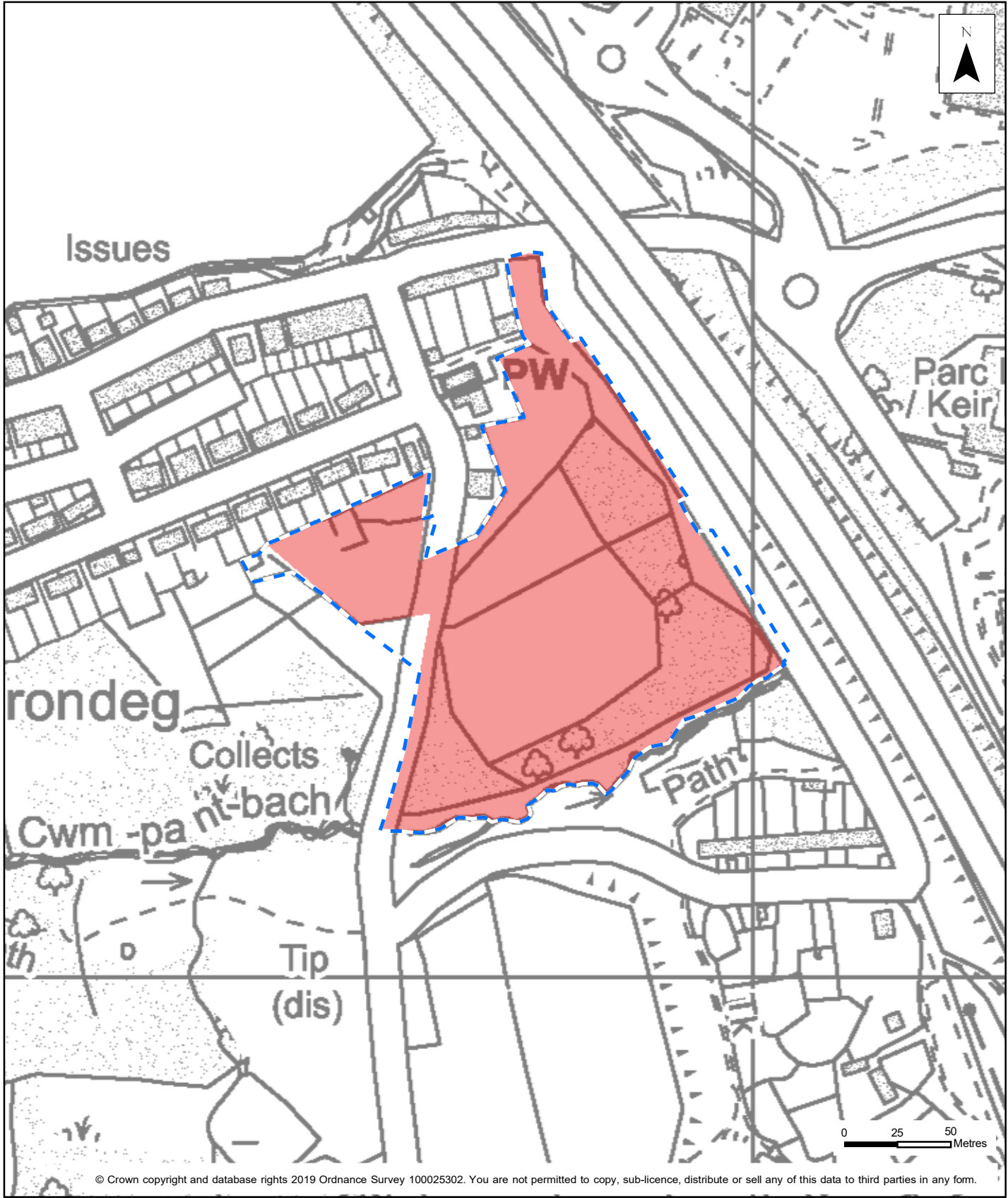



**Focused Changes Plan. Ref:** FCM5

**Policy:** SW3 Sustainability Supplying New Homes

**Amendment:** Amend Site SW3-4 boundary on the Proposals Map

**Site Name:** Brondeg, Heolgerrig



 Housing Allocation Site Area to be amended (Focused Change)

 Housing Allocation Area (Deposit Plan)

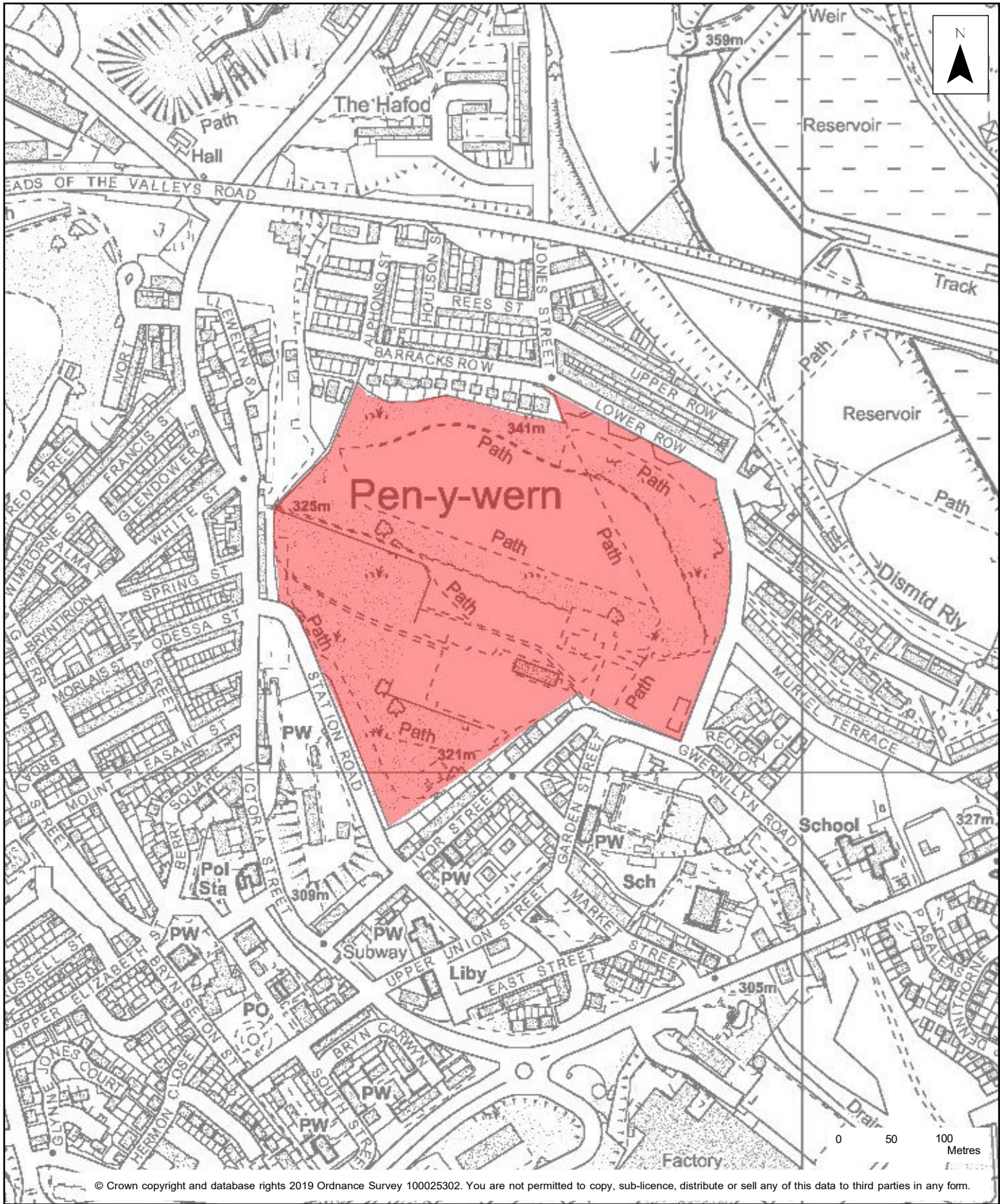


**Focused Changes Plan. Ref:** FCM6

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

**Amendment:** Add omitted site to the Proposals Map to clarify extent of regeneration site

**Site Name:** Former Ivor Steel Works



Former Ivor Steel Works boundary to be added (Focused Change)

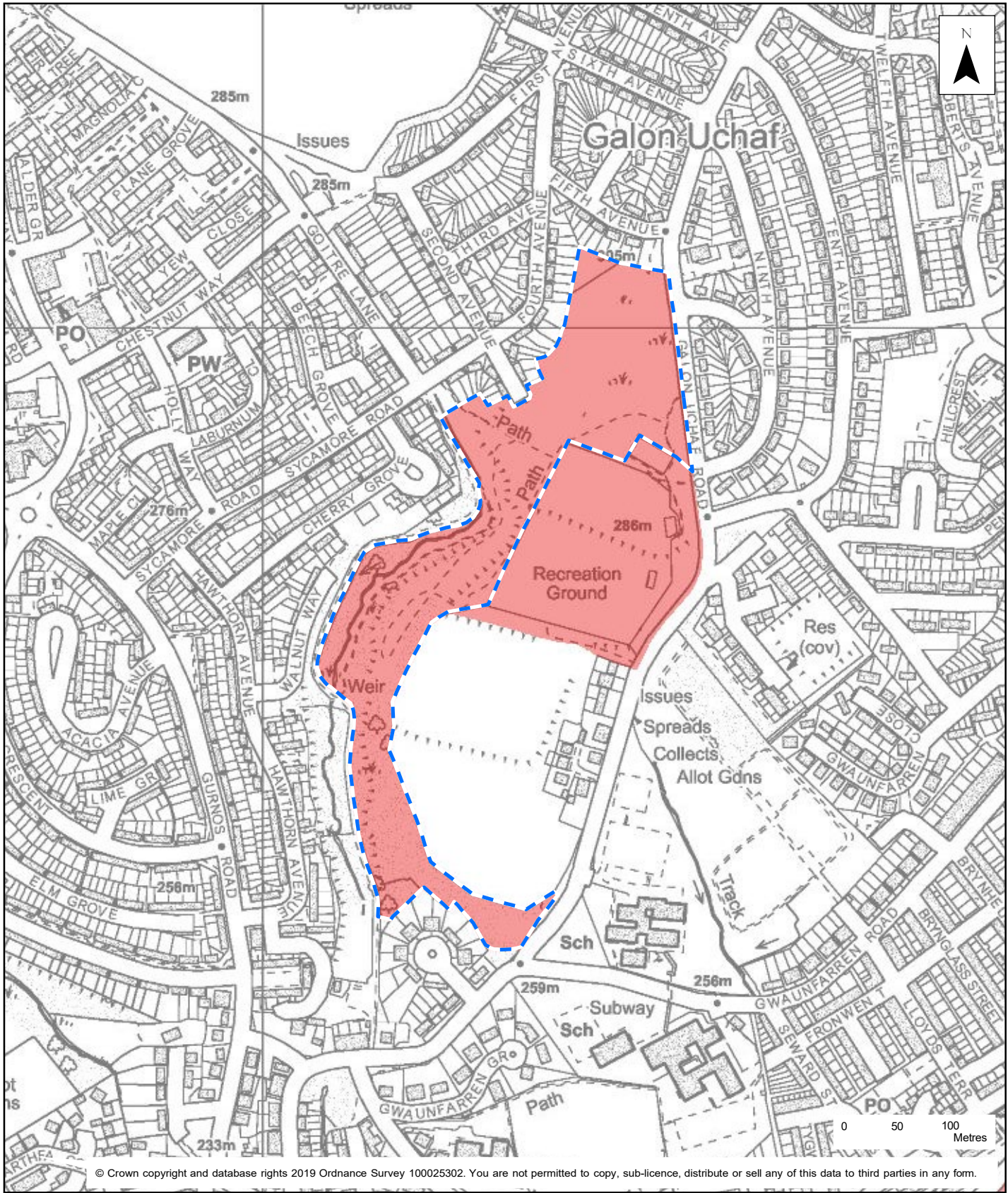


Focused Changes Plan. Ref: FCM7

Policy: SW10 Protecting and Improving Open Spaces

Amendment: Amend proposed Local Nature Reserve boundary on the Proposals Map

Site Name: Goitre Lane, Penydarren



 Local Nature Reserve Boundary to be amended (Focused Change)

 Local Nature Reserve Boundary (Deposit Plan)

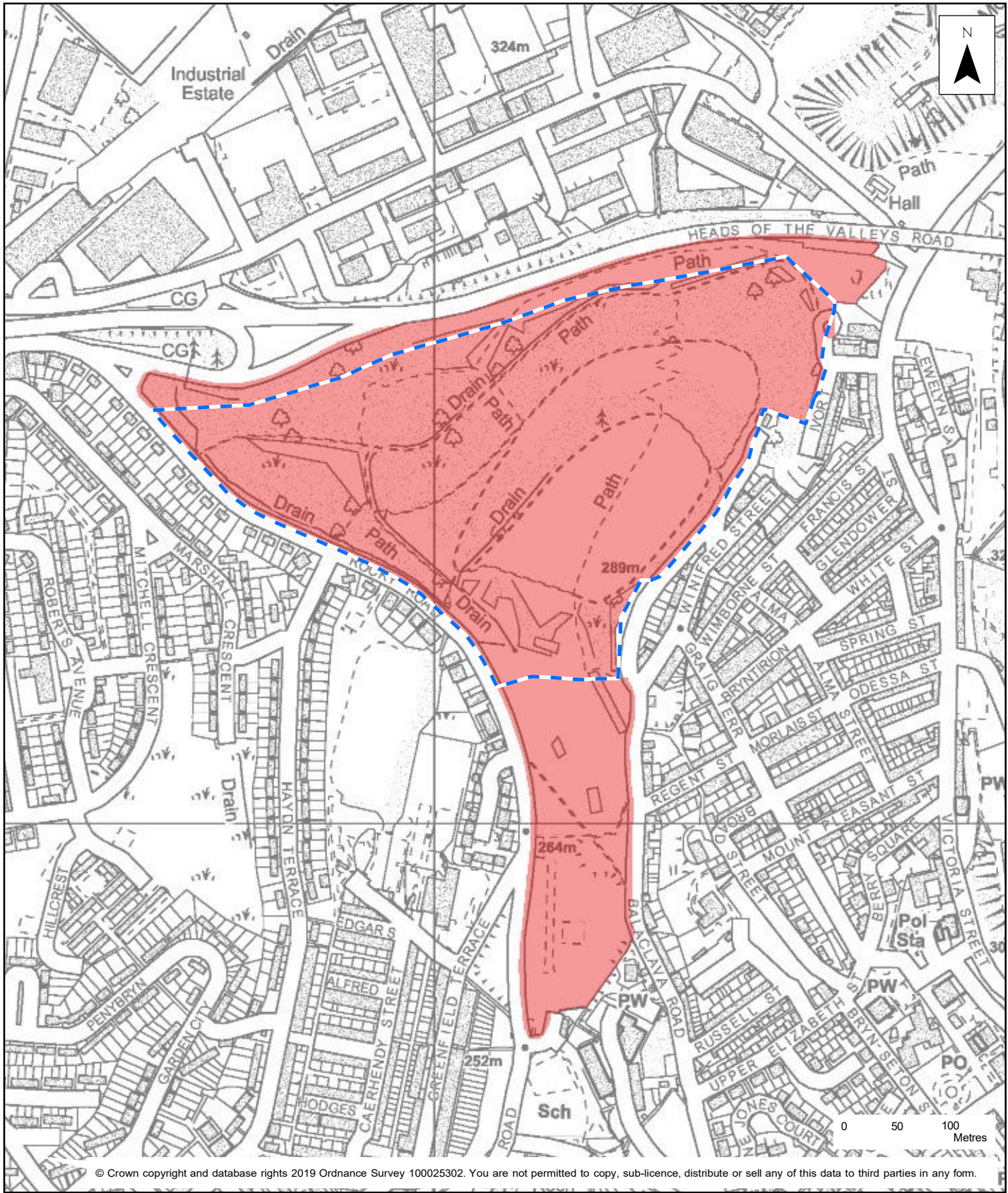



**Focused Changes Plan. Ref:** FCM7

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

**Amendment:** Amend proposed Local Nature Reserve boundary on the Proposals Map

**Site Name:** Ifor Tip, Dowlais



 Local Nature Reserve Boundary to be amended (Focused Change)

 Local Nature Reserve Boundary (Deposit Plan)

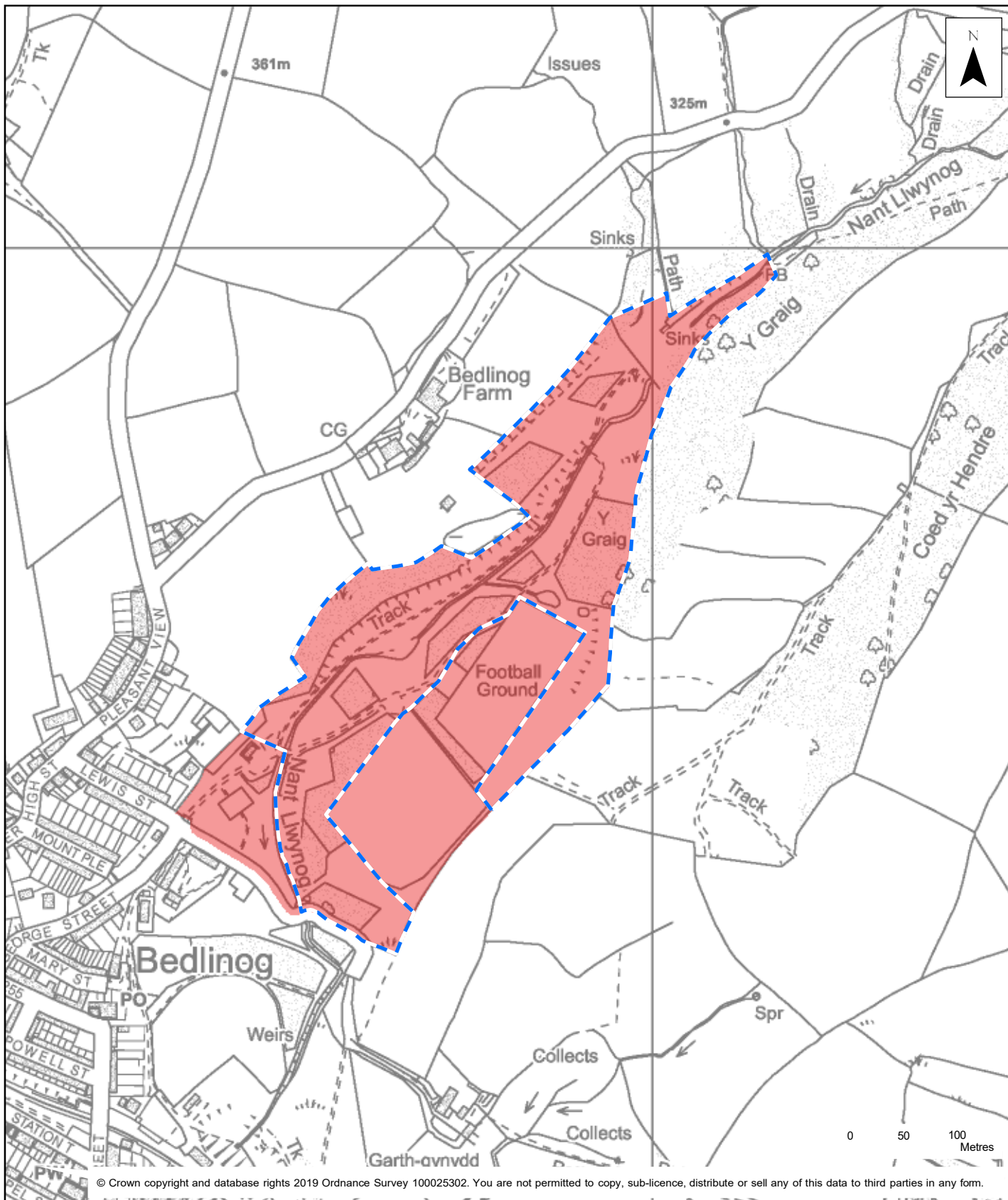


**Focused Changes Plan. Ref:** FCM7

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

**Amendment:** Amend proposed Local Nature Reserve boundary on the Proposals Map

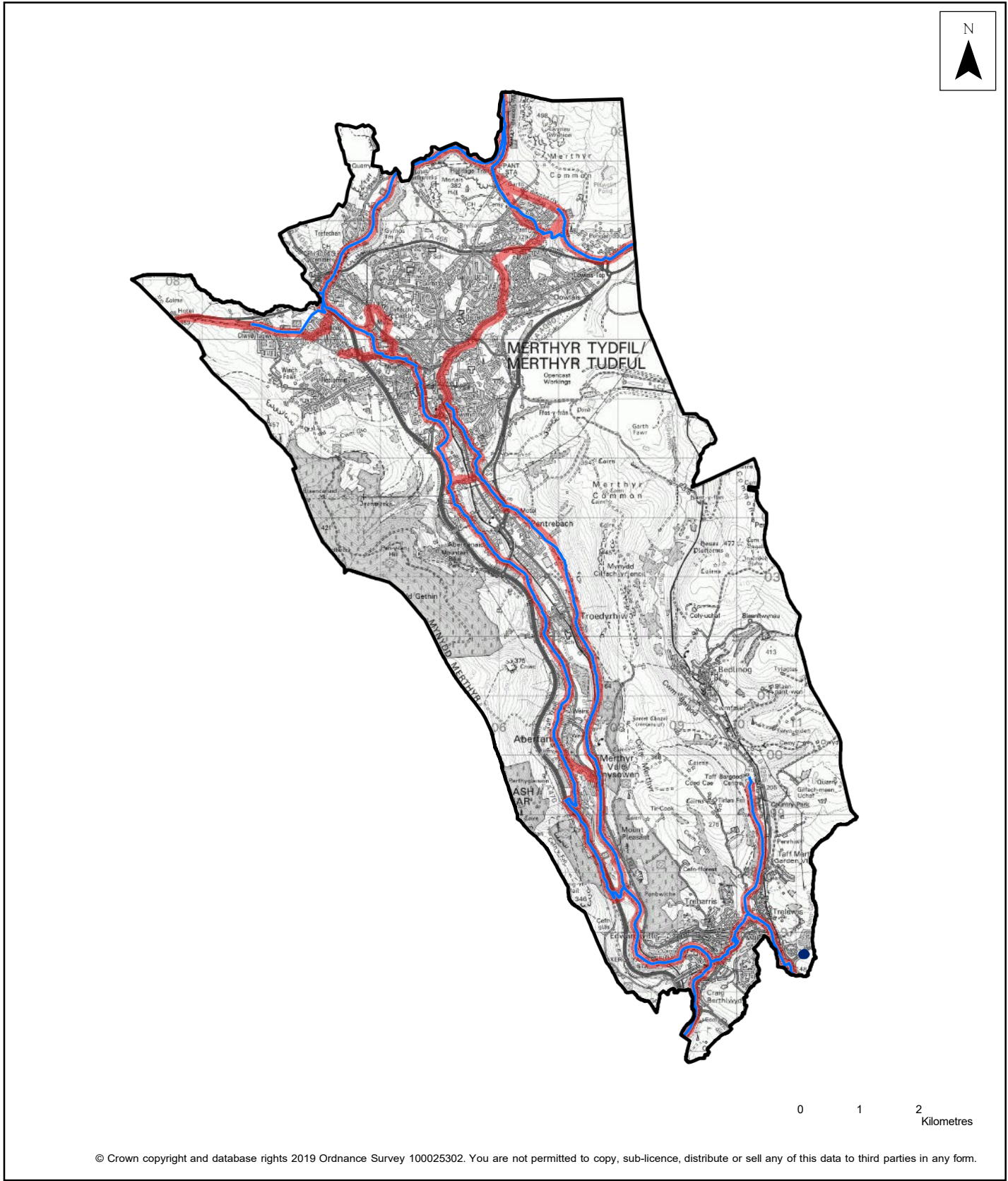
**Site Name:** Old Colliery Site, Coed-y-Hendrie & Nant Llwynog, Bedlinog



Local Nature Reserve Boundary to be amended (Focused Change)

Local Nature Reserve Boundary (Deposit Plan)





— Strategic footpaths and cycleways to be amended (Focused Change)

— Strategic footpaths and cycleways (Deposit Plan - Constraints Map)

Merthyr Tydfil LDP 2016-31 boundary

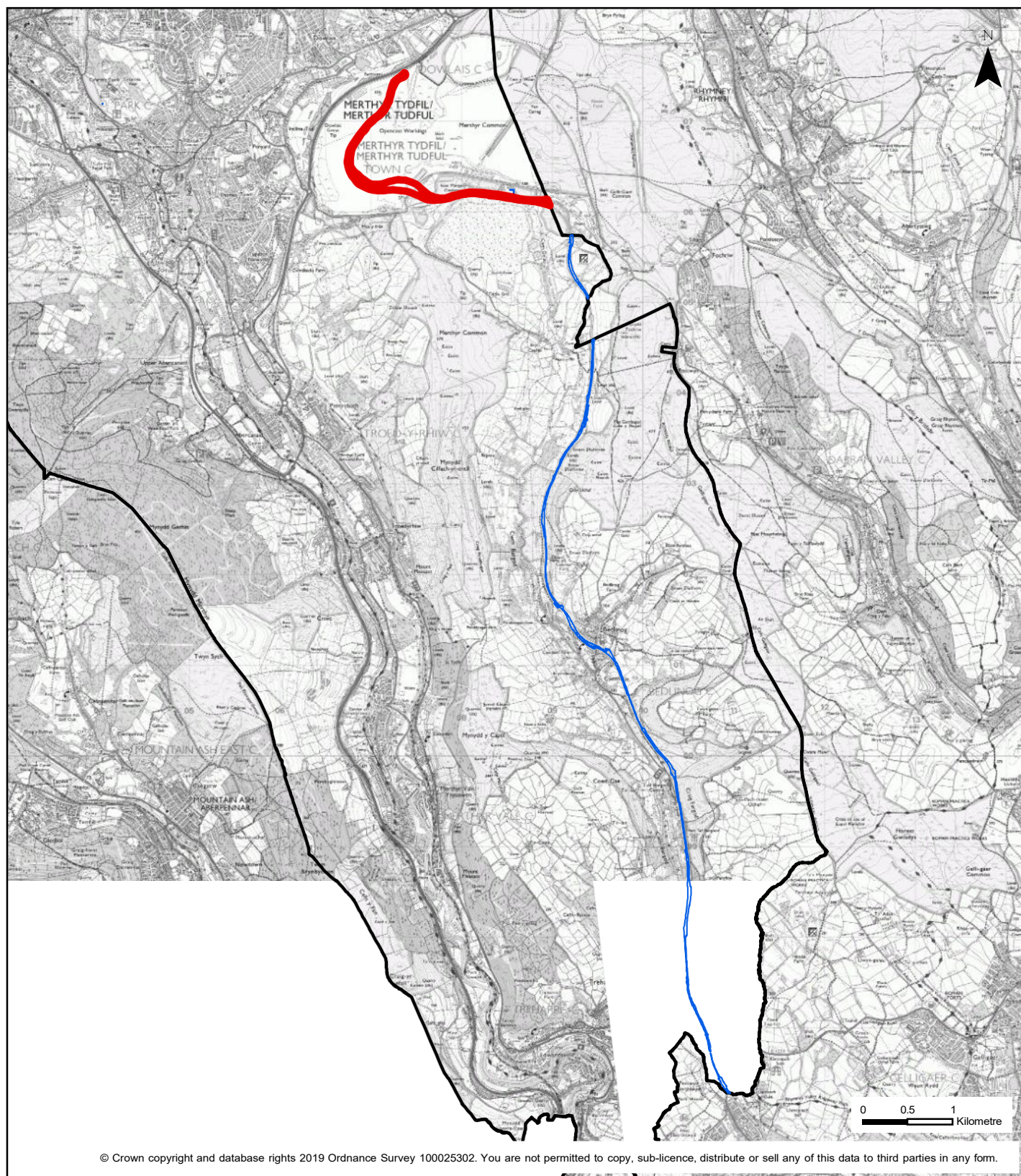





**Focused Changes Plan. Ref:** FCM9

**Policy:** SW12 Improving the Transport Network

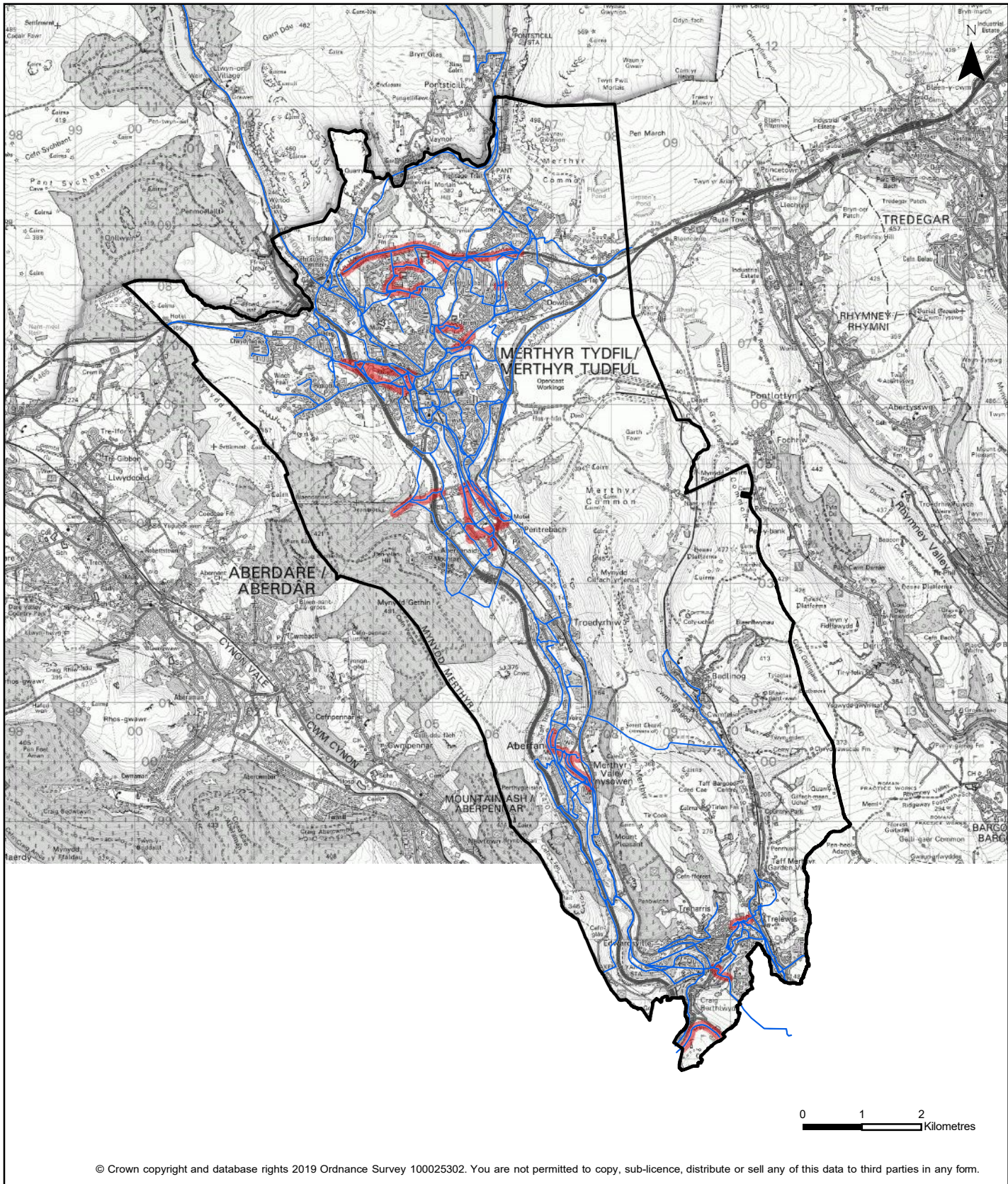
**Amendment:** Show entire length of the Cwm Bargoed rail line on the Proposals Map

**Site Name:** SWR-6



-  Safeguarding of land for the Cwm Bargoed Rail Line (Focused Change)  
 Safeguarding of land for the future rail line extension (Deposit Plan)  
 Merthyr Tydfil LDP 2016-31 boundary





- Proposed Active Travel Route (Focused Change)
- Proposed Active Travel Route (Deposit Plan)
- Merthyr Tydfil LDP 2016-2031 boundary

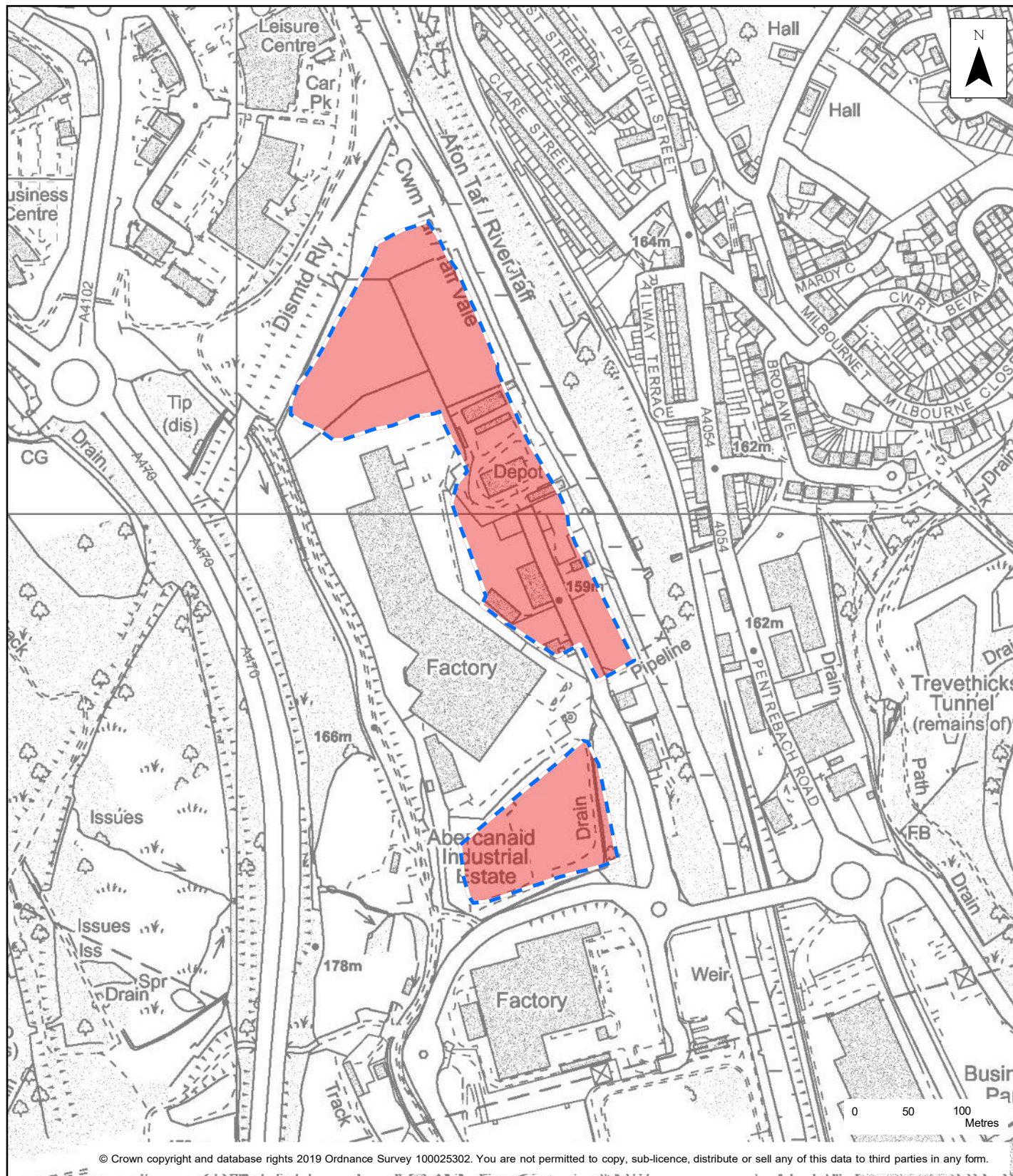



**Focused Changes Plan. Ref:** FCM11

**Policy:** EcW1 Provision of Employment Land

**Amendment:** Delete site Employment Site EcW1-1 at the Hoover Strategic Regeneration Area from the Proposals Map

**Site Name:** Willows / Abercanaid Industrial Estate Employment Allocations



 Employment Allocation site to be deleted (Focused Change)

Employment Allocation site (Deposit Plan)

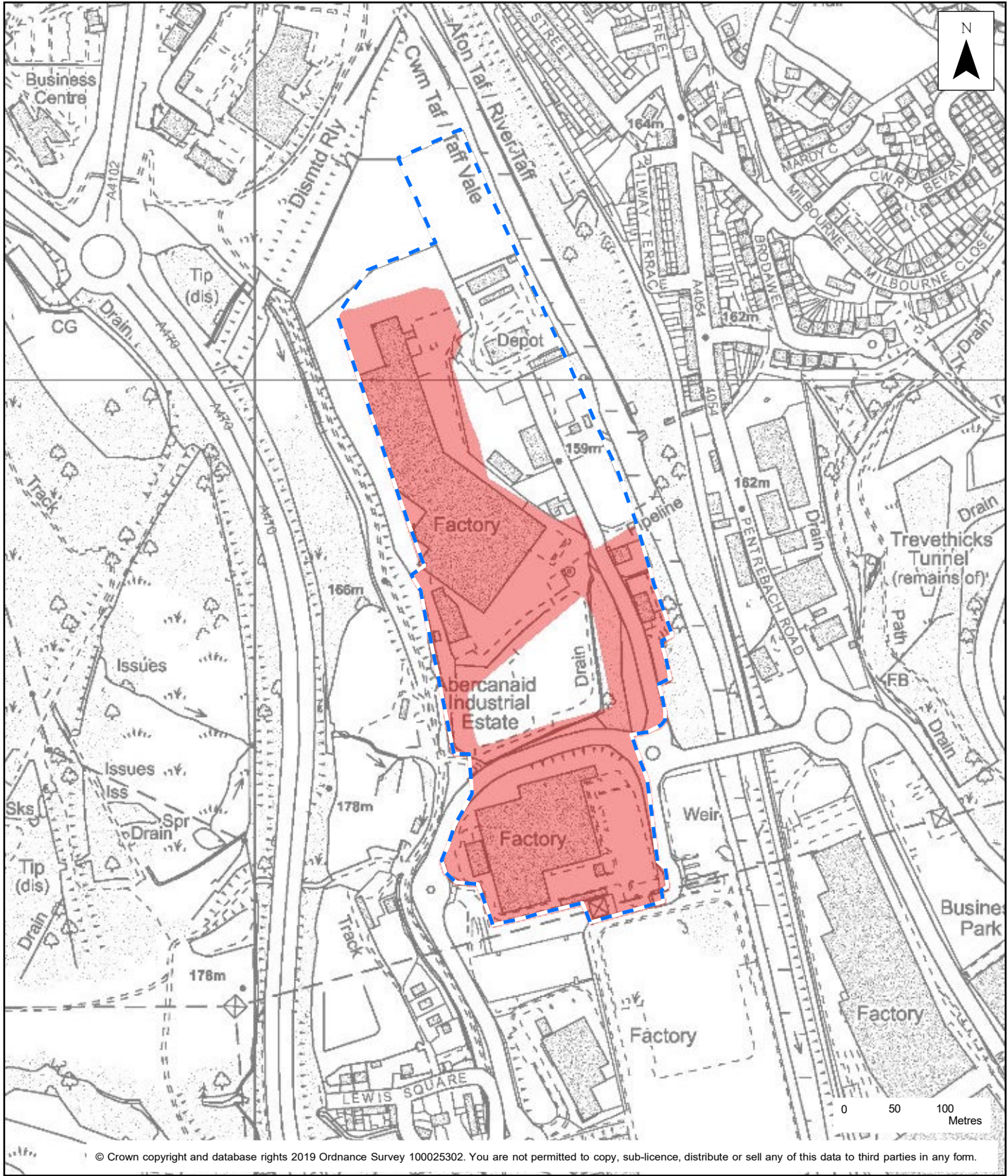



**Focused Changes Plan. Ref:** FCM11


**Policy:** EcW2 Protecting Employment Sites

**Amendment:** Amend Existing Employment Site boundary on the Proposals Map

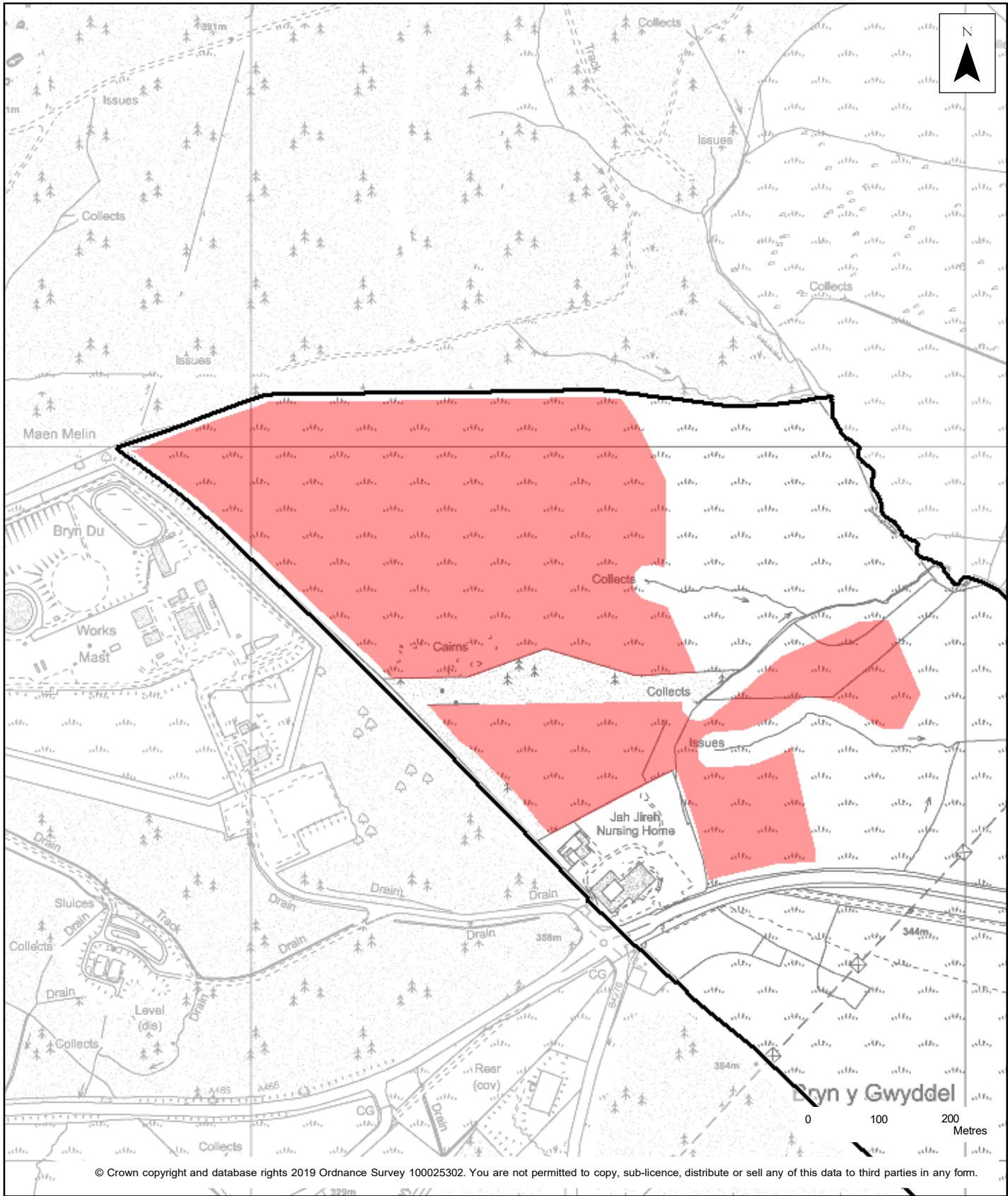
**Site Name:** Willows / Abercanaid Industrial Estate



 Existing Employment Area amended boundary (Focused Change)

 Existing Employment Area boundary (Deposit Plan)





Local Search Area for Solar Energy to be deleted (Focused Change)

Merthyr Tydfil LDP 2016-31 Area