

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



**DEPOSIT PLAN SUSTAINABILITY APPRAISAL REPORT
NON-TECHNICAL SUMMARY**

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Appendix 1 - Summary of SAs of allocated sites

1. Introduction

- 1.1 This document is the Non-Technical summary of Merthyr Tydfil County Borough Council's Deposit Plan Sustainability Appraisal (SA). The SA tests what are the likely economic, environmental and social effects of employing the Preferred Strategy and seeks to minimise any negative effects and maximise any positive effects.

2. The Local Development Plan

- 2.1 All Local Planning Authorities (LPAs) must prepare an up-to-date Local Development Plan (LDP) for their area. The plan should provide the context for how communities will grow and develop in the future. They aim to offer certainty for communities and investors alike about where development and the types of development should and should not take place on land in the area.
- 2.2 LDPs are monitored annually to establish if they are working as intended. Up to date LDP's are an essential part of a plan led planning system and in order to ensure that there is a regular and comprehensive assessment of whether the plan remains up-to -date, the Council is required to undertake a full review of the adopted LDP every four years. The first Merthyr Tydfil LDP (2006-2021) was adopted in May 2011¹. In April 2016, the Council approved the preparation of a replacement LDP to cover the period 2016 – 2031. When adopted by the Council it will provide the policy framework for the development and use of land within the County Borough.

3. The Deposit Plan

- 3.1 The Council has prepared the Deposit Plan, which sets out the approach that the LDP intends to take in order to ensure that the County Borough is developed in a sustainable manner. The Deposit Plan allocates and safeguards land for specific uses, and includes policies that will inform land use decisions. The Deposit Plan tries to balance the necessity for growth against the necessity to sustain finite resources needed to meet the needs of future generations.

¹ The Merthyr Tydfil Local Development Plan 2006 -2021, May 2011

3.2 The Deposit Plan includes:

- ◆ **A Vision²:** a description containing social, economic, environmental and cultural goals;
- ◆ **Objectives:** for providing land-use opportunities to improve people's economic social, environmental and cultural well-being;
- ◆ **The Strategy:** the level of growth proposed in the County Borough, and the general distribution of the proposed growth.
- ◆ **Allocations:** areas of land allocated to be developed for specific uses such as housing and employment. Areas of land are also safeguarded to protect the environment.
- ◆ **Policies:** measures needed to achieve the vision and objectives and help guide future land- use development decisions.

4. SA & Strategic Environmental Assessment (SEA)

- 4.1 As part of the LDP process, the Council must carry-out a SA of the Plan³, which must also include a Strategic Environmental Assessment (SEA)⁴. This combined SA and SEA process, is known as the SA.
- 4.2 As part of the SA process, the Council has looked at the likely significant economic, environmental and social effects of the Deposit Plan and has aimed to minimise any likely negative effects and maximise any positive ones. The process also includes Health, Equalities and Welsh Language Impact Assessments. A separate Habitats Regulations Assessment (HRA)⁵ has also been carried out.

² Taken from the emerging Local Well-being Plan – prepared by the Local Service Board as required by the Well-being of Future Generations (Wales) Act 2015

³ As required by the Compulsory Purchase Act 2004 and Town and Country Planning (LDP) (Wales) Regulations 2005.

⁴ As required by the SEA Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004)

⁵ The Conservation of Habitat and Species Regulations 2010

5. The Stages of the SA

- 5.1 The SA must be carried out in five stages as set out in the Welsh Government LDP Manual⁶ as follows:

Table 1: SA stages: The five main stages in conducting an SA that need to be integrated into LDP preparation	
Stage 1	Setting the context and objectives, establishing the baseline and deciding on the scope
Stage 2	Developing and refining options and assess effects
Stage 3	Preparing the SA Report
Stage 4	Consultation on the PS and SA Report
Stage 5	Monitoring the significant effects of implementing the LDP

- 5.2 The Council completed Stage 1 with publication of the SA Baseline Scoping Report⁷. The report was sent out to Statutory Consultees, in November 2016 and amended in the light of comments received. The full version of the Initial SA Report completed Stage 2, and consultation on that document completed Stage 3 and the early part of Stage 4. The SA of the Deposit Plan is the continuation of Stage 4.

6. The SA Baseline Scoping Report

- 6.1 During 2016, the Council began gathering data about the County Borough's economic, social, environmental and cultural condition, from key policies, programmes and plans produced at International, national and local level. This information was put together in the SA Baseline Scoping Report. All the evidence gathered for the report was assessed and the following key sustainability issues and opportunities, affecting the County Borough identified are set out in Table 2.

⁶ Local Development Plan Manual 2015

⁷ Sustainability Appraisals (incorporating Strategic Environmental Assessment, Health Impact Assessment and Equalities Impact Assessment) – Final SA Baseline Scoping Report, January 2017

TABLE 2: Key Sustainability Issues/Opportunities for Merthyr Tydfil County Borough Council

◆	Existing community services and facilities such as education, health and leisure will need to manage the changes in population, or new services and facilities will be needed.
◆	Development proposals could lead to coalescence of settlements or significantly change the characteristics of a community.
◆	The latest Welsh Government population projections indicate that population is set to decline from 2024 onwards and that working aged people are moving elsewhere in the UK.
◆	The level of deprivation is higher in the north of the County Borough and some wards do not have enough access to quality open space.
◆	The need for more social, affordable and older persons housing. .
◆	The quality and energy efficiency of the existing housing 'stock'. Better quality housing will need to be built.
◆	Very little new development has been built on employment land over the past 5 years. The number of vacant commercial units is above the Wales average.
◆	The number of people who walk or cycle for trips of less than 5km is low, walking and cycling routes are not well connected and east-west travel is difficult.
◆	A new central bus station is proposed. The South Wales Metro project will improve access to Cardiff. Rail could be used to transport raw materials. A good network of waste facilities exists.
◆	Home energy use is the primary cause of local GHG ⁸ , emissions. More renewable energy sources are needed.
◆	Climate change puts pressure on species, habitats and water resources. Transport fuel use is the secondary cause of local GHG; Twynrodyn Hill has been declared an Air Quality Management Area (AQMA). Longer summers have increased the tourist season.
◆	The presence of a wide range of threatened species and habitats. Some green corridors and green spaces do not link together.
◆	Improvement is needed to ground, surface and water bodies in particular The Nant Morlais, due to a decline in water quality.
◆	Parts of the Town Centre are identified as being at risk from flooding.
◆	National and local heritage designations based on past iron and coal industries need sensitive conservation.
◆	Mineral resources located outside of settlements are protected. The Ffos-y-fran land reclamation scheme is on-going and some other mineral reserves still have permission.
◆	At less than 10%, the number of people that can communicate in Welsh is below the Wales average.
◆	High quality landscape areas, prominent views and traditional field boundaries need to be protected.

⁸ Greenhouse Gas (GHG) - a gas that traps heat in the atmosphere, like glass in a greenhouse, (by absorbing and emitting radiation within the thermal infrared range) and thereby making the earth warmer

7. The SA Framework

7.1 From the above issues, 18 sustainability objectives were created. These formed the basis of the SA and were used to assess whether the Deposit Plan is likely to have a significant effect on the social, economic, environmental and cultural issues as follows:

1. To ensure that the community and social infrastructure needs of all residents and communities are met.
2. To maintain and enhance community and settlement identities.
3. To support a sustainable level of population growth.
4. To improve human health and well-being and reduce inequalities.
5. To meet the housing needs of all through a mix of dwelling tenures and types.
6. To improve the overall quality and energy efficiency of the housing stock.
7. To enhance the attractiveness of the County Borough to support economic development.
8. To reduce the need to travel and encourage sustainable modes of transport.
9. To ensure essential utilities and infrastructure are available to meet the needs of all.
10. To minimise energy use and optimise opportunities for renewable energy generation.
11. To minimise the contribution to climate change whilst maximising resilience to it.
12. To maintain and enhance biodiversity and ecosystem connectivity.
13. To minimise the demand for water and improve the water environment.
14. To minimise the risk of flooding.
15. To protect and conserve soil and safeguard mineral resources.
16. To protect and enhance heritage assets which define the County Borough as the most significant Welsh town of the Industrial Revolution.
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.

8. What has been assessed in the Deposit Plan SA?

- ◆ Vision
- ◆ Strategy
- ◆ Objectives
- ◆ Site Allocations
- ◆ Policies
- ◆ Overall impact

9. The Appraisals

9.1 The SA of the Deposit Plan was carried out in-house by officers of the Council by assessing the various elements of the LDP against the SA objectives. The following section contains summaries of the findings of the Deposit Plan SA. The full assessments can be found in the full Deposit Plan SA report.

SA of the Vision

9.2 Broadly speaking, the vision performs well against the majority of the SA Objectives, particularly against those relating to Communities, Housing and Economy and Employment.

SA of the Deposit Plan Objectives

9.3 The purpose of the Deposit Plan objectives is to set out how the vision will be delivered by providing overarching guiding principles to guide land-use opportunities to improve people's economic social, environmental and cultural well-being. They set the context for the development of the LDP Strategy and provide the framework from which the Deposit Plan policies can be built.

Compatibility Appraisal of LDP Objectives and SA Objectives

Matrix 7.1: SA of Deposit LDP Objectives																			
Compatibility of Deposit LDP Objectives with SA Objectives																			
Symbol	++ Positive	+ Compatible					0 Neutral		? Uncertain		- Potential conflict			-- Incompatible					
SA Objectives	Deposit Plan Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
	1	++	0	+	+	++	+	+	++	+	0	0	+	+	++	+	+	0	++
	2	++	+	++	++	+	+	+	++	+	0	+	0	+	++	++	0	0	0
	3	++	+	++	+	+	+	+	+	+	+	+	+	+	++	+	+	0	+
	4	+	0	+	+	++	+	+	+	0	+	+	+	0	+	+	+	0	0
	5	++	0	++	+	+	+	+	+	+	0	0	0	0	+	0	+	0	+
	6	++	0	++	+	+	+	+	+	+	0	0	0	0	+	0	++	0	+
	7	+	+	+	+	+	+	+	+	+	+	+	++	++	++	++	+	+	+
	8	++	0	+	++	+	+	+	0	0	+	+	0	0	++	0	++	0	0
	9	++	0	++	++	++	0	+	+	0	0	0	+	+	+	+	+	0	++
	10	0	0	+	+	+	+	+	+	0	+	+	0	0	0	0	++	0	+
	11	0	0	+	+	+	+	+	+	0	+	+	0	0	0	0	++	0	+
	12	+	0	+	+	+	0	+	+	+	++	++	0	+	+	+	+	0	0
	13	0	0	+	0	+	+	0	+	0	+	+	0	0	0	0	++	0	0
	14	+	0	+	+	+	+	+	0	0	0	0	+	0	0	0	0	0	0
	15	+	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	++	+
	16	+	0	+	+	0	+	0	0	++	+	+	0	+	+	+	0	0	0
	17	+	++	0	0	+	0	+	+	+	0	0	0	0	+	+	0	0	0
18	+	0	++	++	+	+	+	+	+	+	++	+	+	+	+	0	0	0	

9.5 The 18 Deposit Plan objectives were tested against the SA objectives which found that all of the LDP objectives have successfully integrated sustainability principles. Therefore, none of them are incompatible when tested against the SA objectives, in particular in relation to the social and economic objectives of the Deposit Plan and where LDP and SA objectives deal with the same specific issues such as landscape and biodiversity.

SA of the Deposit Plan Strategy

9.6 One of the benefits of following the level of sustainable population growth is that it gives the Council the flexibility to focus on delivering this growth in the most appropriate manner and or areas.

9.7 Consideration was therefore required as to how the different areas of the County Borough were defined in the LDP and how this affects the Plan strategy.

9.8 Particular attention has been paid to the number of dwellings allocated in the Treharris/Trelewis in comparison to the Mid Valleys area comprising Troedyrhiw, Merthyr Vale, Aberfan and Bedlinog. Given the physical constraints of the lower valley area of the County Borough, and the fact that the majority of existing allocations in this area have already been delivered, it is questionable as to whether the level of development proposed in a new Plan could justify differentiating between Treharris/Trelewis and the Mid Valley communities, and as such it is considered more appropriate to combine these as 'Other' growth areas.

9.9 The full assessment of the Strategy, and all other strategy options can be found in the Initial SA report.

10. SA of Deposit Plan Policies

Matrix 2: SA of Deposit Plan Policies		
Compatibility of Deposit Plan Policies with SA Objectives		
Positive	++	Policy will considerably progress the sustainability objective
Compatible	+	Policy progresses the sustainability objective to an extent
Neutral	0	No/neutral effect – policy will not affect the sustainability objective
Uncertain	?	Policy will have uncertain effect on sustainability objective
Potential conflict	-	Policy will conflict with sustainability objective to an extent
Incompatible	--	Policy will conflict considerably with the sustainability

SA OBJECTIVES	FIGURE 1: Compatibility of Deposit Plan Policies with SA Objectives																																	
	SW													CW		EnW					EcW													
	1	2	3	4	5	6	7	8	9	10	11	12	13	1	2	1	2	3	4	5	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	+	+	+	+	+	++	0	+	++	+	0	+	++	0	0	0	0	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0	+
2	0	0	++	++	+	+	+	+	+	++	+	+	+	++	+	+	+	+	0	+	0	+	+	0	+	+	++	+	0	0	+	0	0	+
3	++	++	++	++	++	++	0	0	++	+	0	++	+	0	0	0	0	0	0	0	0	++	+	+	+	+	+	0	+	0	+	+	0	+
4	+	+	+	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	++	+	+	0	+	0	+	+	+	0	+	0	+	+	0	+
5	++	++	++	+	++	++	++	++	++	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	+	+	+	0	+	+	0	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0
7	++	++	+	0	+	++	+	0	+	+	+	+	+	+	+	+	+	+	+	++	++	++	++	++	++	++	+	0	0	0	0	0	0	0
8	+	+	++	++	+	++	0	+	+	+	+	++	+	0	0	0	0	0	0	0	+	+	+	+	+	+	++	?	0	+	?	0	0	+
9	+	+	+	+	+	+	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+
10	0	0	-	+	0	0	0	0	+	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	++	++	0	0	0	0	+
11	0	0	-	0	0	0	0	0	+	+	+	+	0	0	0	+	+	+	++	+	?	0	0	0	0	0	0	+	+	0	0	0	0	0
12	+	+	+	+	0	+	?	0	+	+	+	+	0	+	+	++	++	++	+	+	0	+	0	0	0	0	0	-	0	-	-	0	0	+
13	?	?	?	0	?	?	+	0	+	+	+	+	0	0	0	+	+	+	++	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	0	0	0	+	0	+	0	0	+	+	+	0	0	0	0	+	+	+	++	+	0	0	0	0	0	0	+	0	0	0	0	0	0	0
15	++	++	+	++	++	++	+	0	+	+	0	0	0	+	+	+	+	+	+	+	+	0	+	0	+	0	+	?	0	++	++	0	++	0
16	0	0	0	+	0	+	+	0	+	+	0	0	++	++	+	+	+	+	0	+	0	0	+	0	+	+	+	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0	0	+	0	0	0	+	+	+	0	0	0	0	0	0	0	0	+	0	+	+	0	0	0	0	0	0	0
18	0	0	0	++	?	+	+	0	+	+	+	+	0	+	+	+	+	+	+	++	?	0	+	0	+	+	++	-	0	-	-	0	0	+

- 10.1 The proposed policies included in the Deposit Plan are likely to have an overall positive effect when assessed against the SA framework.
- 10.2 A key finding with several proposed policies such as 'SW9: Planning Obligations' and 'SW11: Sustainable Design and Placemaking' is that the assessed effects are largely positive. However, the actual success of the policies will be related to how robustly and effectively they are implemented once the LDP has been adopted. This will be an issue that will need to be closely monitored throughout the life of the Plan.
- 10.3 Some of the negative findings of this assessment were in relation to policies that proposed some form of built development (such as housing (SW3) or renewable energy developments (EcW8)), and their effect on issues such as climate change, ecology and landscape (Objectives 11, 12 and 18). Whilst these policies require minimisation of impacts and mitigation where possible, these likely negative impacts result from the specific impacts of built development that can be typically expected. Overall, the impact of the Deposit Plan policies is positive.
- 10.4 The full assessments of the proposed policies can be found in Appendix 4 of the SA report.

11. SA of Deposit Plan Allocations

- 11.1 Appendix 1 of this document shows the summary results of the allocated site appraisal process for individual sites. The full site Sustainability Appraisals are shown at Appendix 6 of the SA report.

12. Analysis of the Appraisals and Overall Impacts

How the SA has influenced the Deposit Plan

- 12.1 The systematic appraisal of the various components that make up the Deposit Plan assisted in the development of a Plan that is consistent with the sustainability framework set out in the SA Scoping Report. The SA has assisted in the development of policies and allocations included in the Deposit LDP, and seeks to mitigate any likely significant negative impacts that have been identified through the SA process.

Likely Significant Effects of the Deposit Plan

- 12.2 As the plan has progressed, a better judgement can now be made on any precise negative impacts of the LDP on the SA objectives and ways to mitigate or enhance them. A summary appraisal of any LSEs identified by the SA process is set out as follows:

Table 3: Analysis of the Appraisals of the Deposit Plan		
Deposit Plan	Likely Significant Effects	Consideration of ways to mitigate negative impacts
Vision	Broadly speaking, the vision performs well against the majority of the SA Objectives, particularly against those relating to Communities, Housing and Economy and Employment, which is to be expected for a plan proposing a sustainable level of population growth and the anticipated development associated with such a strategy.	The vision sets an overarching framework for development. Ways to resolve conflicts and/or mitigate any likely negative effects will be addressed through assessment of the Deposit Plan policies and allocations.
Objectives	When tested against the SA objectives it was found that all of the Deposit Plan objectives have successfully integrated sustainability principles. This means that none of them are incompatible, in particular in relation to the social and economic objectives of the Plan and where Deposit Plan and SA objectives deal with the same specific issues such as landscape and biodiversity.	Since the objectives form part of an overarching framework, ways to resolve conflicts and or mitigate any likely negative effects will be addressed through assessment of the Deposit Plan policies and allocations.
Strategy	There are uncertainties with issues such as climate change, and energy and water usage, however this is to be	Overall, the Strategy is assessed as having an overall positive effect when

	<p>expected with any plan proposing growth. This option is likely to lead to higher energy consumption than current levels and there is likely to be an increased demand for water which is likely to have a negative effect and may be difficult to remedy.</p> <p>There will be some conflict with environmental considerations. The level of development proposed will require mitigation in terms of the effect on the water environment.</p>	<p>assessed against the SA framework.</p> <p>The potential negative effects will be mitigated through robust implementation of the policies included in the Deposit Plan.</p>
Policies	<p>The proposed policies included in the Deposit Plan are likely to have an overall positive effect when assessed against the SA framework.</p> <p>Some of the negative findings of this assessment were in relation to policies that proposed some form of built development (such as housing (SW3) or renewable energy developments (EcW8)), and their effect on issues such as climate change, ecology and landscape (Objectives 11, 12 and 18).</p>	<p>Mitigation has been considered within the detailed assessment of policies and included where possible. Robust implementation of the Deposit Plan policies will be key in mitigating any potential negative effects.</p>
Allocations	<p>It is not possible, at the plan-making stage to know precisely what kind of development will go on each site, for instance what combination of housing; employment and infrastructure a developer will propose when they make a planning application or what site layout and development design they will propose.</p> <p>The appraisals of the allocated sites identified potential negative effects on a number of sites. The policies of the Deposit Plan will be crucial in ensuring that these negative effects are mitigated, and that the positive effects identified in the SAs will be maximised.</p>	<p>Robust implementation of the Deposit Plan policies (particularly SW9, SW11 and the Environmental policies) will be key in mitigating any potential negative effects.</p>
Conclusion	<p>Overall, it is considered that the vision, objectives, strategy, policies and allocations of the Deposit LDP have been prepared having close regard to the principles of sustainability. The growth and spatial strategy proposed, and the policies and allocations being used to implement this Plan, would result in a Local Development Plan being taken forward that aims to manage development and improve the County Borough in sustainable manner when compared to the SA objectives.</p>	<p>Robust implementation of the Deposit Plan policies will be key in mitigating any potential negative effects.</p>

The Next Steps

- 13.1 The Sustainability Appraisal Report has been used to inform preparation of the Deposit version of the Replacement LDP 2016 – 2031. On adoption of the final version of the replacement Plan, Merthyr Tydfil County Borough Council will publish an 'SEA Statement' which will explain how the SA has influenced the LDP.

Appendix 1 – Summary of SAs of allocated sites

Compatibility of Deposit Plan Allocations with SA Objectives		
Positive	++	Allocation will considerably progress the sustainability objective
Compatible	+	Allocation progresses the sustainability objective to an extent
Neutral	0	No/neutral effect – Allocation will not affect the sustainability objective
Uncertain	?	Allocation will have uncertain effect on sustainability objective
Potential conflict	-	Allocation will conflict with sustainability objective to an extent
Incompatible	--	Allocation will conflict considerably with the sustainability objective

Summary appraisal findings for the Allocated by Ward																	
Allocated Sites by Ward			SA Objectives														
Candidate Site / Assessment Reference No.	LDP Policy Allocation No.	Site Name / Location	1	2	4	5	8	9	10	11	12	13	14	15	16	17	18
Bedlinog: 5, 7 & 118																	
120 (including site 5)	SW3.29	Land off Gelligaer Road, Llancaiach	-	+	+	++	-	?	?	-	-	?	?	--	0	+	-
7	SW3.30	Land at Taff Merthyr Garden Village (Storm Town)	+	+	+	++	-	++	?	-	?	?	+	--	0	+	?
118	SW3.31	Cwmfelin	-	++	+	++	-	++	?	-	-	?	0	--	-	+	?
Cyfarthfa: 13 – 18, 106, 107, 108 & 112																	
15	SW3.5	Land at Erw Las, Gellideg	+	++	+	+	+	++	?	-	?	0	?	--	0	+	?
119 (including site 17)	SW3.4	Brondeg	+	++	+	++	+	++	?	-	?	0	?	--	0	+	?
18	SW3.3	Upper Georgetown Plateau	++	++	+	++	+	++	?	++	0	0	+	++	0	+	?
106	SW3.7	Winchfawr, Cyfarthfa	+	+	+	++	+	++	?	-	0	0	+	--	0	+	?
107	SW3.6	Beacon Heights, Cyfarthfa	-	+	+	+	+	++	?	++	0	0	+	++	0	+	+
108	SW3.8	Land South of Castle Park, Twyncarmel	-	+	+	++	+	++	?	-	0	0	+	--	0	+	-

MERTHYR TYDFIL LOCAL DEVELOPMENT PLAN 2016 - 2031

DEPOSIT PLAN SUSTAINABILITY APPRAISAL REPORT–NON-TECHNICAL SUMMARY

112	SW3.9	Cyfarthfa Mews	-	++	+	+	+	++	?	++	0	0	+	++	0	+	+
Dowlais: 32 – 38, 110, 113 & 114																	
32	SW3.11	East Street, Dowlais	+	+	+	+	+	++	?	+	0	0	+	++	+	+	?
35	SW3.10	Trevor Close, Pant	+	+	+	+	+	++	?	+	0	0	?	++	0	+	+
36	EcW1.4	Land east of A4060 at Ffos Y Fran	-	++	+	0	-	++	?	++	+	?	?	++	0	+	+
110 (sites 33 and 79)	EcW1.3	Goat Mill Road (Employment)	-	++	+	0	-	++	?	++	?	?	?	++	0	+	+
113	SW3.12	St Johns Church, Dowlais	+	+	+	+	+	++	?	++	0	0	+	++	+	+	+
114	SW3.13	Victoria House, Dowlais	+	+	+	+	+	++	?	+	0	0	+	++	0	+	+
Gurnos: 43 & 109																	
43	SW3.14	Pen-y-dre Fields	+	++	+	+	+	++	?	-	0	0	0	--	0	+	?
109	SW3.15	Goetre Primary School site	+	++	?	++	+	++	?	+	0	0	0	+	-	+	?
Merthyr Vale: 44 , 48 & 105																	
44	SW3.26	Former Colliery Site, Merthyr Vale, Aberfan	+	++	+	++	++	++	?	++	0	?	?		?	+	?
48	SW3.28	Land opposite Kingsley Terrace, Aberfan	+	++	+	+	++	++	?	-	0	0	+	--	0	+	?
105	SW3.27	Walters Terrace, Aberfan	+	++	+	+	++	++	?	+	0	0	+	+	0	+	+
Park: 49-52, 54 & 57																	
49, 50, 51, 54, 57	CW2	Cyfarthfa Heritage Area	+	+	++	0	++	++	?	++	+	0	0	++	+	+	+
52	SW3.16	Former Merthyr Care Home/General Hospital, Penydarren Road	++	+	+	+	+	++	?	++	0	0	?	++	+	+	+
Penydarren: 59																	
59	SW3.17	Hillcrest Park/Haydn Terrace	+	++	+	++	+	+	?	-	?	0	0	--	0	+	?
Plymouth: 30, 70 – 76																	
70	EcW1.2	Hoover Site 1	-	+	+	+	+	++	?	++	0	0	+	++	0	+	+
76	EcW1.5	Land south of Merthyr Tydfil Industrial Park/ Sekisui	+	++	--	0	+	++	?	-	?	?	?	--	0	+	?
104 including 30 (part), 70,	SW6, SW3.1	Hoover Strategic Regeneration Area (HSRA)	+	+	++	++	+	?	?	?	0	?	?	+	?	+	

MERTHYR TYDFIL LOCAL DEVELOPMENT PLAN 2016 - 2031

DEPOSIT PLAN SUSTAINABILITY APPRAISAL REPORT–NON-TECHNICAL SUMMARY

71, 72, 79, 74 and 75.	and EcW1.1																?
115	SW3.18	Former St. Peter and St. Paul Church, Abercanaid	+	+	+	+	+	++	?	++	0	0	+	++	-	+	+
Town: 79, 80, 82, 84-90, 116 & 117																	
80, 82 (part), 84	SW3.24	Former Ysgol Santes Tydfil Site, Queens Road	++	++	+	+	+	++	?	++	0	0	+	++	?	+	+
121 (including site 86)	SW3.21	Bradley Gardens Two	++	+	+	++	+	?	?	-	0	-	?	--	0	+	?
88	SW3.19	Penheolferthyr, Twynyrodyn	+	++	+	++	+	++	?	-	0	0	?	--	0	+	-
89 & 83	SW3.23	Former Miners Hall, Church Street	++	++	+	+	+	++	?	++	0	0	+	++	++	+	+
90	SW3.22	Former St Tydfils Hospital	++	++	?	++	++	++	?	+	0	0	?	++	?	+	+
91	SW12.2	Former Hollies/Police Station site (Replacement Bus Station Site)	++	++	+	0	++	++	?	++	0	?	0	++	0	+	+
116, 87(part)	SW3.20	Former Mardy Hospital / Glasier Road	++	++	+	++	+	++	?	?	?	0	0	?	0	+	-
117	SW3.25	Sandbrook Place	++	++	+	+	+	++	?	++	0	0	+	++	?	+	+
Treharris: 95-97																	
95	SW3.32	Commercial Field, Treharris	++	++	+	+	+	++	?	+	0	0	+	++	-	+	?
96	SW3.34	Twynygarreg / Oaklands, Treharris	++	++	+	++	+	++	?	-	?	?	+	--	0	+	?
97	SW3.33	Cilhaul	++	++	+	+	+	++	?	-	-	?	+	--	0	+	?
Vaynor: 111																	
111	SW3.2	Sweetwater Park	-	+	+	+	+	++	?	++	-	0	+	++	0	+	+

