

Merthyr Tydfil
Replacement Local Development Plan (2016-2031)
EXAMINATION

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HEARINGS PROGRAMME (DRAFT: April 2019)

Planning Inspector: **PAUL SELBY** BEng (Hons) MSc MRTPI

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Hearings Commence: **Tuesday 25 June 2019 at 10.00 am**

Venue: **Orbit Centre, Rhydyar Business Park, Merthyr Tydfil
CF48 1DL**

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TIMETABLE

Day	Date	Time	Matter / Topic
WEEK 1: Statements submission deadline – midday on 11 June 2019			
1	Tue 25 June 2019	10:00 – 13:00	Opening statement on behalf of Merthyr Tydfil County Borough Council Hearing 1: Plan preparation, vision and objectives
	Tue 25 June 2019	14:00 – 17:00	Hearing 2: Plan strategy, delivery and infrastructure
2	Wed 26 June 2019	10:00 – 17:00	Hearing 3: Housing
3	Thu 27 June 2019	10:00 – 17:00	Hearing 4: Strategic and housing site allocations
4	Fri 28 June 2019	10:00 – 17:00	Hearing 5: Commercial, retail, leisure and tourism development
WEEK 2: Statements submission deadline - midday on 11 June 2019			
5	Tue 2 July 2019	14:00 – 17:00	Hearing 6: Development Management policies 1
6	Wed 3 July 2019	10:00 – 17:00	Hearing 7: Development Management policies 2
7	Thu 4 July 2019	10:00 – 17:00	Hearing 8: Renewable energy, minerals and other matters
8	Fri 5 July 2019	10:00 – 13:00	Hearing 9: Monitoring and other matters

NB: A brief description of the matters likely to be covered at each Hearing is provided below. Detailed matters, issues and questions for each hearing session will be provided in the Inspector's Matters, Issues and Questions to be published by 10 May 2019.

TUE 25 JUNE 2019 AT 10:00**Hearing 1: Plan preparation, vision and objectives**

- *Process of plan production*
- *Compliance with legislative requirements*
- *Supporting evidence and appraisals/assessments*
- *Fit with other strategies and plans*
- *Key issues; Plan's vision and objectives*

Assigned Participants (confirmation required by 10 May):
207 Merthyr Tydfil Heritage Trust 248 Trago Mills Ltd represented by Stephens Scown LLP
Others eligible to request to participate (request required by 10 May):
101 Welsh Government 103 Natural Resources Wales 116 Home Builders Federation 119 Dwr Cymru Welsh Water 122 Mineral Products Association Wales 154 Rhondda Cynon Taf CBC

TUE 25 JUNE 2019 AT 14:00**Hearing 2: Plan strategy, delivery and infrastructure**

- *Spatial strategy*
- *Spatial development controls, including settlement boundaries (Policy SW4)*
- *Deliverability and viability evidence*
- *Infrastructure required to support the planned level and distribution of growth*
- *Planning obligations (Policy SW9)*
- *Transport infrastructure (Policy SW12)*

Assigned Participants (confirmation required by 10 May):
115 Marvel Ltd represented by WYG 116 Home Builders Federation 154 Rhondda Cynon Taf CBC 207 Merthyr Tydfil Heritage Trust
Others eligible to request to participate (request required by 10 May):
101 Welsh Government 119 Dwr Cymru Welsh Water 122 Mineral Products Association Wales 129 Caerphilly County Borough Council 136 Mr Alan James 331 Mr Paul Griffiths

WED 26 JUNE 2019 AT 10:00**Hearing 3: Housing**

- *Population growth forecasts and Local Housing Market Assessment*
- *The identified housing requirement*
- *Housing supply, including components of supply and housing trajectory*
- *Affordable housing*
- *Specialist housing needs*

Assigned Participants (confirmation required by 10 May):

101 Welsh Government
 115 Marvel Ltd represented by WYG
 116 Home Builders Federation
 207 Merthyr Tydfil Heritage Trust

THU 27 JUNE 2019 AT 10:00

Hearing 4: Strategic and housing site allocations

- *Housing allocations (Policy SW3)*
- *Hoover Strategic Regeneration Area (Policy SW6)*
- *Former Ivor Steel Works Regeneration Site (Policy SW7)*

Assigned Participants (confirmation required by 10 May):

101 Welsh Government – Hoover SRA
 115 Marvel Ltd represented by WYG – SW3.4
 116 Home Builders Federation – General
 132 Merthyr Initiative Group – SW3.8; Former Ivor Steel Works RS
 134 Mr Alan Rees – Hoover SRA
 154 Rhondda Cynon Taf CBC – General
 207 Merthyr Tydfil Heritage Trust – Hoover SRA
 258 Elan Homes Ltd represented by JCR Planning Ltd – Hoover SRA
 287 Mr Jim Davies – SW3.31
 289 Mr Paul Price / Mrs Shirley Price – SW3.31 & on behalf of Residents of Cwrt Nant Llwynog – SW3.34

Others eligible to request to participate (request required by 10 May):

119 Dwr Cymru Welsh Water – General
 129 Caerphilly County Borough Council – General
 323 Mr Brendan D'Cruz – SW3.32
 332 Mrs S Williams – SW3.32
 333 Mr Spencer Lees – SW3.5
 335 Mr Gareth Hughes – SW3.31
 336 Mr John Shankland – SW3.30
 337 Mrs Catherine Hughes – SW3.31
 338 & 339 Mrs Leanne Jones – SW3.34
 340 Ms Nia Davies – SW3.34
 341 Mr Robert Jones – SW3.34
 342 Mrs Sharon Lawson – SW3.34
 343 Mrs Elaine Thomas – SW3.34
 344 Mr Keiron Jones – SW3.34
 345 Mr Brian Christopher – SW3.34
 346 Mr Rowan Knight – SW3.34
 347 Mrs Bernadette Wathen – SW3.34
 348 Mr Justin Clarkson – SW3.34
 349 Mr Andrew Thomas – SW3.34
 350 Mr Owain Rees – SW3.34
 351 Mr Alun Robins – SW3.34
 352 Mr Rhys Hughes – SW3.32
 353 Ms Natalie Phillips – SW3.32
 354 Mr Patrick Phillips – SW3.32

FRI 28 JUNE 2019 AT 10:00**Hearing 5: Commercial, retail, leisure and tourism development**

- *Forecast sectoral needs for employment land and retail/leisure floorspace*
- *Employment/retail/leisure land supply and protected/allocated sites*
- *Retail hierarchy and policy framework, including consistency with national policy*
- *Tourism development (Policy EcW7)*

Assigned Participants (confirmation required by 10 May):
115 Marvel Ltd represented by WYG 207 Merthyr Tydfil Heritage Trust 248 Trago Mills Ltd represented by Stephens Scown LLP 262 Hammerson (Merthyr) Ltd represented by GL Hearn
Others eligible to request to participate (request required by 10 May):
101 Welsh Government 103 Natural Resources Wales 119 Dwr Cymru Welsh Water

TUE 2 JULY 2019 AT 10:00**Hearing 6: Development Management policies 1**

- *Policy EnW1 – Nature Conservation and Ecosystem Resilience*
- *Policy EnW2 – Nationally Protected Sites and Species*
- *Policy EnW3 – RIGSs, SINCs and Priority Habitats and Species*
- *Policy EnW4 – Environmental Protection*
- *Policy EnW5 – Landscape Protection*

Assigned Participants (confirmation required by 10 May):
115 Marvel represented by WYG – Policies EnW2 and EnW5 207 Merthyr Tydfil Heritage Trust – Policies EnW4 and EnW5 258 Elan Homes Ltd represented by JCR Planning Ltd – Policy EnW2
Others eligible to request to participate (request required by 10 May):
101 Welsh Government 103 Natural Resources Wales – Policies EnW1, EnW2, EnW4 116 Home Builders Federation – Policies EnW1, EnW4 124 The Coal Authority – Policy EnW4

WED 3 JULY 2019 AT 10:00**Hearing 7: Development Management policies 2**

- *Policy SW10 – Protecting and Improving Open Spaces*
- *Policy SW11 – Sustainable Design and Placemaking*
- *Policy SW13 – Protecting and Improving Community Facilities*
- *Policy CW1 – Historic Environment*
- *Policy EcW14 – Waste Facilities*

Assigned Participants (confirmation required by 10 May):
207 Merthyr Tydfil Heritage Trust – Policies SW10, SW11, CW1, EcW14 288 Friends of Nant Llwynog Park – Policy SW10
Others eligible to request to participate (request required by 10 May):
101 Welsh Government

103 Natural Resources Wales – Policies SW11, CW1
 116 Home Builders Federation – Policy SW11
 119 Dwr Cymru Welsh Water
 123 South Wales Police – Policy SW11
 143 Mr James Smart – Policy SW10
 154 Rhondda Cynon Taf CBC – Policy SW11
 271 Cwm Taf Local Health Board – Policy SW13

THU 4 JULY 2019 AT 10:00

Hearing 8: Renewable energy, minerals and other matters

- *Renewable Energy Assessment*
- *Local Search Areas for solar energy*
- *Forecast need for minerals and supply/landbank*
- *Minerals policies framework – consistency with national policy*

Assigned Participants (confirmation required by 10 May):

101 Welsh Government

Others eligible to request to participate (request required by 10 May):

103 Natural Resources Wales
 119 Dwr Cymru Welsh Water
 122 Mineral Products Association Wales
 124 The Coal Authority

FRI 5 JULY 2019 AT 10:00

Hearing 9: Monitoring and other matters

- *Monitoring Framework*
- *Other matters*

Assigned Participants (confirmation required by 10 May):

207 Merthyr Tydfil Heritage Trust

Others eligible to request to participate (request required by 10 May):

101 Welsh Government
 103 Natural Resources Wales
 116 Home Builders Federation
 122 Mineral Products Association Wales