

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



AMSERLEN SEILWAITH Y CDLL AMNEWID
REPLACEMENT LDP INFRASTRUCTURE SCHEDULE

Mai 2019 | May 2019

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Contents

	Page
1. Introduction	2
2. LDP Infrastructure Requirements	3
3. Site Specific Infrastructure Schedule	6
4. Additional infrastructure identified or safeguarded in the LDP	11

1. Introduction

1.1 This paper has been prepared in response to the request for further information by the Inspector in his letter dated 25th April 2019 in relation to the infrastructure requirements of the Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016 – 2031. The Inspector has asked that in order to inform the examination process, the Council submits an infrastructure schedule identifying:

- Necessary infrastructure (on or off-site) without which the development of allocated sites within the plan period could not proceed as anticipated in the LDP, plus
- Any other infrastructure items identified or safeguarded in the plan.

1.2 For each infrastructure item the following should be identified in the schedule:

- Indicative costs and funding sources (including realistic assumptions regarding contributions from the Community Infrastructure Levy (CIL) or planning obligations);
- Parties responsible for delivery and how the infrastructure element relates to their priorities, schedules and plans; and
- Likely timescales for implementation (if known).

2. LDP Infrastructure Requirements

- 2.1 In support of the housing and employment allocations contained within the Replacement Deposit Local Development Plan, the Council has prepared site assessments that have highlighted where improvements to infrastructure are required to ensure that development does not place undue strain on existing resources and facilities. The findings of these assessments has fed in to Appendix 1 of the LDP Written Statement – Site Allocation Details.
- 2.2 Strategic infrastructure requirements have been included within the Policies of the Deposit Plan and detailed in the Site Allocation Details section. All sites will be required to contribute to local infrastructure and facilities where appropriate in accordance with Policy SW9 (Planning Obligations) and in line with the Council's Community Infrastructure Levy charging schedule.

Water Infrastructure

- 2.3 In regard to water and sewerage infrastructure, MTCBC and Dŵr Cymru Welsh Water (DCWW) have worked collaboratively through the LDP process. DCWW have advised that there are no insurmountable infrastructure constraints that would affect the anticipated site deliverability and delivery of the Plan's overall growth strategy.
- 2.4 Some of the allocations will require off-site works in order to connect to the existing networks, however this is a standard pre-requisite of development, and as such should not hinder site deliverability. For some of the larger allocations (for example, typically over 100 dwellings), hydraulic modelling assessments of the water/sewerage network will be required with the developer then funding the necessary reinforcement works to accommodate their site. Again, for the allocations where these reinforcement works are required, their undertaking should not affect the anticipated timescales for site deliverability.
- 2.5 With regard to water supply, DCWW has raised potential issues on two sites in the Trelewis area; SW3-29 Manor View and SW3-30 Stormtown. There are known water supply issues in this area and there are no planned improvements in DCWW's current Asset Management Plan (AMP) for 2015-2020. DCWW are only able to include capital investment schemes based on allocations contained in adopted Local Development Plans. Both these developments are included in the Plans housing trajectory in the mid to late part of the Plan period, delivering units from 2027 and 2023 respectively, therefore, there is scope to programme any necessary works prior to these sites coming forward or where a developer wishes to commence development in advance of DCWW improvements, a

financial contribution by the developer can be made to bring forward the necessary infrastructure.

Highways Infrastructure

- 2.6 The Council's Engineering Department has had significant input into the site assessment process, identifying any constraints on proposed sites in regard to highways, drainage and ground condition issues that will need to be addressed in order for the sites to be developed in an appropriate manner.
- 2.7 The Site Allocation Details section of the LDP includes information on each individual allocated site, with the vast majority of sites that are yet to come forward requiring a level of drainage and ground works infrastructure that would be regarded as standard works required to develop a site in the Merthyr Tydfil area.
- 2.8 With regard to highways improvements, the Engineers assessments have indicated the likely level of highways improvements required in order for the allocated sites to come forward. Whilst the exact nature of any highway network improvements will depend upon the detailed development proposals, and any relevant survey work carried out on individual sites, the Council has included indicative costs for any site-specific highway network improvements required, as the majority of allocated sites that are yet to be developed will require some form of highway improvements.
- 2.9 The schedule included at Section 3 of this document includes indicative costs for the highway works required at each housing allocation where the highways work identified are above the standard highways works usually required to access a site. These costs have been split into 3 bands;
- '£0-£50,000' for minor works in and around the site (small scale junction or carriageway widening);
 - '£50,000 to £200,000' where works such as improving visibility splays and improving existing access points are required; and
 - 'Over £200,000' where more substantial local network improvements are required such as installation of larger access arrangements or widening of existing highways.

- 2.10 It must be noted that these costs are indicative, and the exact costs will not be known until detailed development proposals are put forward, incorporating the findings of any surveys carried out on the individual sites.

Education Provision

- 2.11 Discussions with the Council's Education Department have confirmed that they are satisfied that the overall level of pupil growth can be accommodated in the County Borough, through a combination of utilising existing capacity, and extensions to existing premises, where appropriate. The detailed proposals for new education facilities are formulated through the 21st Century Schools programme, with Welsh Government funding secured for 'Band B' proposals that will come forward between 2019 and 2026, and preliminary work currently being carried out on 'Band C' proposals, which will be delivered towards the end of the LDP period (from 2027 onwards).
- 2.12 'Education Provision' is included as an item on the MTCBC Community Infrastructure Levy (CIL) Regulation 123 of Infrastructure. Any education facilities that would require financial assistance from the planning system, would need to follow the procedure that the Council has in place where Council departments wish to bid for CIL funding.

3 Site Specific Infrastructure Schedule

Housing Allocations

Policy Ref. / Site Name	Total Dwellings	Item	Indicative Cost	Funding Source	Delivery Mechanism	Timescales
Policy SW3.1 Hoover Factory Site	440	New footbridge/cycle path across the River Taff	£4,200,000	Developer/ Welsh Government	Developer/ Welsh Government	Alongside delivery of housing units during 2026/2027
Policy SW3.2 Sweetwater Park	10	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.3 Upper Georgetown Plateau	50	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.4 Brondeg	50	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required at junction with Heolgerrig Road.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside initial completions on-site. Scheduled for 2020/21
Policy SW3.5 Erw Las, Gellideg	10	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.6 Beacon Heights	20	FINAL PHASE OF 14 DWELLINGS NOW UNDER CONSTRUCTION. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.7 Winchfawr	20	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.8 South of Castle Park	160	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Winchfawr Road.	Over £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process./ Potential contribution from CIL	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside initial completions on-site. Scheduled for 2026/27
Policy SW3.9 Cyfarthfa Mews	19	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.10 Trevor Close	20	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.11 East Street, Dowlais	10	Standard drainage and ground work infrastructure required to serve the development. Minor highway network	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned	Developer will be required to deliver infrastructure as part of construction	Alongside delivery of housing units on site. Scheduled for 2019/20

		improvements required at the site.		through the planning application process.	of housing development	
Policy SW3.12 St Johns Church	20	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.13 Victoria House	19	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.14 Pen y Dre Fields	40	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.15 Goetre Primary School	120	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process./ Potential contribution from CIL	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2028/29
Policy SW3.16 Former Merthyr Care Home	20	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2022/23
Policy SW3.17 Haydn Terrace	40	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.18 Former St Peter and Paul Church, Abercanaid	13	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.19 Twynrodyn	150	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Twynrodyn Road	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside initial completion of housing units on site. Scheduled for 2023/24
Policy SW3.20 Former Mardy Hospital	114	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Glasier Road	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2021/22

				process.		
Policy SW3.21 Bradley Gardens II	100	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.22 Former St Tydfils Hospital	50	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2021/22
Policy SW3.23 Miners Hall	12	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2022/23
Policy SW3.24 Former Ysgol Santes Tudful	10	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Queens Road.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2022/23
Policy SW3.25 Sandbrook Place	12	SITE UNDER CONSTRUCTION. 12 SELF BUILD PLOTS, 11 PLOTS ARE ON-SITE AT PRESENT. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.35 Clwydyfagwr, Swansea Road	40	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Swansea Road.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2024/25
Policy SW3.26 Project Riverside	153	DEVELOPMENT NOW UNDER CONSTRUCTION. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.27 Railway Close, Walters Terrace	23	SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS				
Policy SW3.28 Opp Kingsley Terrace	12	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				

Policy SW3.29 adj to Manor View, Trelewis	248	Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required at the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2021/22
Policy SW3.30 Stormtown, Trelewis	80	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site	Over £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process./ Potential contribution from CIL	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2023/24
Policy SW3.31 Cwmfelin	50	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				
Policy SW3.33 Cilhaul	30	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Cilhaul.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2023/24
Policy SW3.34 Twynygarreg/ Oaklands	50	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.	£50,000 - £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of housing units on site. Scheduled for 2024/25

Employment Allocations

Policy Ref. / Site Name	Size (ha)	Item	Indicative Cost	Funding Source	Delivery Mechanism	Timescales
Policy EcW1.1 Former Hoover Factory Car Park	1.5	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of the employment use on site. MTCBC Employment Land Review indicates site could come forward in 3-5 years.
Policy EcW1.2 Goatmill Road	16.98	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.	£0 - £50,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of the employment use on site. MTCBC Employment Land Review indicates site could come forward within 2 years.
Policy EcW1.3 Ffos y Fran	18.85	Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.	Over £200,000	Developer. Necessary works will be negotiated and conditioned through the planning application process.	Developer will be required to deliver infrastructure as part of construction of housing development	Alongside delivery of the employment use on site. MTCBC Employment Land Review indicates site likely to come forward in 10-15 years.
Policy EcW1.4 Land South of Merthyr Tydfil Industrial Park	3.1	Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.				

4. Additional infrastructure identified or safeguarded in the LDP

4.1 The following table lists other infrastructure items identified or safeguarded in the Replacement LDP. The development of individual allocated sites included in the Plan is not reliant on any of the following infrastructure proposals, however delivery of these proposals would contribute towards the achievement of the LDP Objectives.

Policy Ref. / Proposal	Description	Indicative Cost	Funding Source	Delivery Mechanism	Timescales
Policy SW12.3 – South Wales Metro rail line improvements	Range of improvements along the Merthyr to Cardiff rail line, including installation of passing loops and electrification of the line.	TBC	Welsh Government/ Transport for Wales	Transport for Wales. Proposals will be delivered as part of South Wales Metro Scheme	Due for completion by 2024.
Policy SW12.5 – Park and ride/ Metro Station improvements	Improvements to existing Pentrebach Station including a larger car park; retail floorspace and general station improvements.	TBC (£15m has been secured for a range of projects that includes these proposals)	Welsh Government/ Transport for Wales	Transport for Wales. Proposals will be delivered as part of South Wales Metro Scheme	Due for completion by 2022
Policy SW12.4 – Proposed new Metro Station	Land is safeguarded at the Northern end of the Hoover factory site for a potential new metro station.	TBC	Welsh Government/ Transport for Wales	Transport for Wales	TBC
Policy SW12.1 – Active Travel Route improvements	Improvements to Active Travel routes that have been put forward through the MTCBC Active Travel Integrated Network Map	Total TBC. £365,000 secured for first phase of improvements	Welsh Government/ MTCBC	MTCBC. Initial improvements will be delivered using first tranche of funding. Due for completion by 2021	The Active Travel proposals cover the period 2018-2033
Policy SW12.2 – New Merthyr Tydfil Central Bus Station	Construction of a new central bus station for Merthyr Tydfil at the former Hollies health centre/ Police Station site.	£9.8m	MTCBC/ Welsh Government (Wales Infrastructure Investment Fund)	MTCBC. New station is a key priority for MTCBC as part of Town Centre and wider regeneration programmes.	Construction to commence Autumn 2019. Completion due 2021.
Policy SW12.8 – A465 dualling	Dualling of the Heads of the Valleys trunk road between Dowlais Top and Hirwaun.	£500m	Welsh Government	Welsh Government. Scheme will form the final phase of long term dualling project.	Construction to commence late 2019. Completion due 2023.
Policy SW12.7 – Extension of Cwm Bargoed rail line	Land is safeguarded to the North and West of the Cwmbargoed rail line for the potential extension of the existing line to Dowlais Top following the restoration of Ffos y Fran.	TBC	TBC	TBC	TBC