



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

HEARING SESSION 8  
RENEWABLE ENERGY, MINERALS, MONITORING AND OTHER MATTERS  
THURSDAY 4<sup>TH</sup> JULY 2019

MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT

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## Hearing Session 8: Renewable Energy, Minerals & Monitoring

### 8.1 Renewable Energy and District Heating (Policies EcW8 and EcW9)

#### a. Are the designated renewable energy Local Search Areas founded on robust evidence<sup>1</sup> which accords with national practice guidance<sup>2</sup>?

Yes. Policy EcW8: Renewable Energy identifies Local Search Areas (LSAs), where proposals for solar energy generation will be permitted, subject to certain criteria and restricts development where it would unacceptably prejudice the renewable energy generation potential of the search area. These areas were identified from the results of a Renewable Energy Assessment (REA) (Document SD21), carried out for the County Borough, along with a further refinement exercise comprising a cumulative impact assessment and a Landscape Sensitivity Study (LSS) (Document SD22) in line with national practice guidance.

The REA was produced for the purpose of identifying local renewable energy resource potential following the guidance contained in the Welsh Government (WG) Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (2015) (Document, ED023, the WG Toolkit). The Council commissioned specialist consultants 'Regen SW' to undertake the resource assessment of the renewable energy opportunities in the area to inform the policies for the Replacement Local Development Plan (LDP).

The REA follows the task structure set out in the WG Toolkit (Document ED023). The method followed is documented in the REA against each WG Toolkit Task (Evidence Base E1-E4 and Policy Options P1-P6). Where appropriate, Regen have drawn on their specialist technical and financial knowledge and experience in delivering renewable energy schemes to inform the Merthyr Tydfil REA in order to identify a realistic resource potential and search areas. The REA Addendum lists the assumptions and constraints used in the wind and solar energy resource assessments and provides additional clarification and justification where necessary.

No Strategic Search Areas (SSA) are located within the County Borough, however, the resource assessment has informed the Council's consideration of LSAs for wind and solar energy as detailed in the REA addendum. The constraints that were applied in the REA, in relation to identifying viable areas for wind and solar development, are listed on pages 31-34 and 60-61 of the

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<sup>1</sup> Renewable Energy Assessment (2017) and Addendum (2018) [SD21 and SD22]

<sup>2</sup> Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners, September 2015 (Document ED023).

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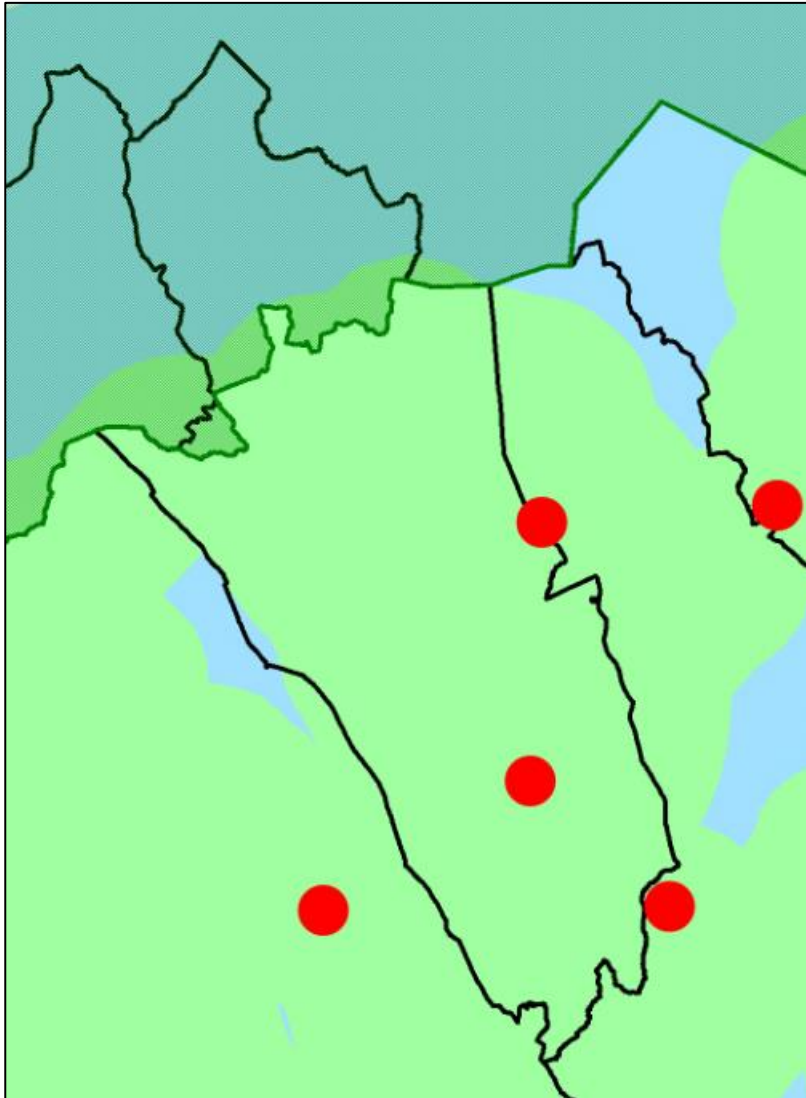
REA document. Similarly, the resource mapping constraints and resource refinement steps suggested in national practice guidance listed on pages 136-142 and 195–197 of the WG Toolkit. The constraints contained in the REA align with the WG Toolkit mapping constraints and suggested assumptions to identify and refine the potential renewable energy resource. Where these deviate due to the scale of wind energy technology being assessed, or where additional constraints have been considered, these are listed and justified in the REA Addendum.

WG have questioned the use of the 2km accessible grid connection distance used in the solar energy assessment to refine the unconstrained resource and identify realistic local search areas. In this regard, the WG Toolkit is silent on the appropriate constraints that could be applied to further refine and identify realistic and deliverable local search areas for solar energy.

Recognising that grid connection distances have a significant impact on the viability of schemes the REA has used a realistic grid connection distance for the deployment of solar energy development in line with the assessment methodology used by Regen. This reflects the search distance that developers consider as being realistic and viable in their experience in delivering solar energy development schemes. This is evidenced through the locations where solar energy schemes above 1MW have come forward, as shown at Appendix 1 to this statement. This illustrates the majority of solar energy development applications across the South Wales area have been located within 2km of the grid. The use of the grid connection distance would therefore identify local areas of search which are the most realistic and deliverable areas.

Notwithstanding this, the grid connection distance is considered to be appropriate for use in Merthyr Tydfil County Borough as the majority of the area is located wholly within 2km of the grid with the only exception being a small linear area on the western boundary where no unconstrained solar resource areas (Figure 7, SD22) were identified. This is clearly shown in Plan 1 overleaf (an extract from the Appendix 1 plan) which demonstrates that the majority of the County Borough lies within the 2km grid connection distance (i.e. areas shown in green). The use of a 10km grid connection distance would therefore have no effect on the solar energy resource identified in Merthyr Tydfil County Borough. This is because the LDP plan area is located within the 2km grid connection distance used in the REA (i.e. all areas are within 2km of a 33kV or higher power line). Therefore, use of the 2km connection distance would not have restricted the resource potential identified.

**Plan 1: Grid connection distances in the Merthyr Tydfil County Borough Council Replacement LDP plan area**



- 2km grid line buffer
- 10km grid line buffer
- National Parks
- Solar PV planning applications (>1MW)

Following the REA a further refinement of the solar resource to consider cumulative impacts was undertaken in accordance with the WG Toolkit, Project Sheet B (Wind Energy Resource), Step 9 (Assess cumulative visual and landscape impact issues and reduce resource accordingly), as set out in the REA Addendum (SD22, pages 5-7). This included the preparation of the Landscape Sensitivity Study (LSS) as evidence to support the identification of the LSA for solar energy in the Replacement LDP.

This LSS is a 'high-level' assessment of the Local Search Areas for solar energy development identified from the REA. The sensitivity assessments have been informed by the Guidelines for Landscape and Visual Impact Assessment (GLVIA3)<sup>3</sup>, prepared by the Landscape Institute, which has been used as the basis for the structure and key stages of the LSS.

Landscape sensitivity will depend on the susceptibility of the characteristics of that landscape to change as a result of the development in question in combination with consideration of the value attached to the landscape. Defining landscape susceptibility is a judgement based on an assessment against various criteria (as set out in section 11 of SD53). The assessment of value was also a judgement, made in developing LANDMAP, independent of the LSS process (as referenced in PPW paragraphs 6.3.19 - 6.3.20). Landscape sensitivity is the outcome of these two separate analyses combined together and from these assessments a final judgement is made in the form of a recommendation regarding landscape sensitivity and 'capacity' for change in each LSA.

The Replacement LDP and Policies EcW8 and EcW9 are therefore considered to be in accordance with PPW paragraphs 5.9.1 – 5.9.7 and the supplementary national practice guidance for renewable energy. By evidencing and identifying appropriate areas of local search and heat priority areas the Replacement Plan is also considered in accordance with PPW paragraphs 5.9.8 – 5.9.9 (Locational Policies for Renewable and Low Carbon Energy Development) which requires local authorities to establish spatial policies in their development plan which identify the most appropriate locations for development.

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<sup>3</sup> <https://www.landscapeinstitute.org/technical/glvia3-panel/>

- b. **Policy EcW8 seeks to protect the setting of the Brecon Beacons National Park. Is that consistent with Planning Policy Wales Edition 10 (PPW) paragraph 5.9.17?**

Yes, the first criteria of Policy EcW8 seeks to protect the setting of the Brecon Beacons National Park (BBNP) by permitting proposals where they do not have an unacceptable impact. This is considered consistent with PPW 10, paragraph 5.9.17, which states that in circumstances where protected landscape, biodiversity and historical designations are considered in the decision making process, only the direct irreversible impacts on statutorily protected sites and buildings and their settings (where appropriate) should be considered. The wording of the criterion, in relation to the consideration of unacceptable impacts, is therefore consistent with the requirement of national policy. No change is therefore considered to be necessary.

- c. **Paragraph 6.8.72 of the Plan refers to residential amenity, noise and odour. Should these considerations be expressed within policy EcW8 or are they adequately covered elsewhere?**

It is not considered necessary to refer to residential amenity, noise or odour in the wording of policy EcW8, as these issues are considered adequately in Policies SW11: Sustainable Design and Placemaking, and EnW4: Environmental Protection. However, it is considered appropriate to make reference to them in the supporting text of Policy EcW8.

Policy SW11, criterion 3 includes reference to impacts on local amenity and policy EnW4 includes reference to residential amenity and impacts from noise, vibration, dust, odour nuisance and any other identified risk to public health and safety. It is considered that additional wording could be added to paragraph 6.8.72 under LDP policy EcW8 to reflect this, as set out below.

#### **Proposed Matters Arising Change**

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. **In this respect, renewable energy development proposals will need also to comply with the requirements of Policies SW11 and EnW4 in relation to impacts on amenity, noise, and odour.**

d. **Should paragraph 6.8.86 state that the energy strategy should include consideration of viability, as is indicated in policy EnW9?**

Yes. It is considered that the wording of the final bullet point of paragraph 6.8.86 should be amended for consistency with the considerations set out in Policy EnW9. Changes are set out below to state that the energy strategy should include consideration of the viability and technical feasibility of district heating and renewable energy technologies.

**Proposed Matters Arising Change**

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

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



## 8.2 Minerals (Policies EcW10, EcW11, EcW12 and EcW13)

### a. Does the Plan provide an effective framework for managing the County Borough's mineral reserves, consistent with national policy and forecast needs?

Yes. The Plan addresses one of the key issues set out in PPW10 (under the theme of Productive and Enterprising Spaces) by ensuring that minerals resources which may be needed in the future are safeguarded and the adequate supply of a diverse range of minerals is available over the long term. Primary mineral resources in the context of Merthyr Tydfil are limestone, sandstone and primary coal resources.

#### Safeguarding

PPW10 paragraph 5.14.7 states that it is important that access to mineral resources, including secondary, recycled and marine dredged materials, which society may need, as well as the minerals related infrastructure to deliver this need, is safeguarded in order to prevent sterilisation by other forms of permanent development.

In accordance with national policy, the Council has used the National Aggregates Safeguarding Map for South East Wales and the Mineral Resource Map for South East Wales to identify areas of limestone, sandstone and primary coal resources. These have been safeguarded within policy EcW10 and identified on the Proposals Map. Policy EcW10 also safeguards the freight rail facilities at Cwm Bargoed as this facility has the potential to transport a range of minerals by rail in the future.

The Council has safeguarded the primary coal resource although the safeguarding of primary coal resources is no longer required by national policy. However, PPW10 paragraph 5.10.17 states that planning authorities may wish to safeguard primary coal resources depending on their individual circumstances.

Paragraph 5.14.32 of PPW10 recognises that coal, which has been predominantly used for energy production (now ruled out under paragraph 5.10.14 except in wholly exceptional circumstances), has other specific uses. This includes coal use for industrial purposes in the steel industry, in speciality carbon markets, in the making of concrete and domestic uses. As an example, the coal extracted from Ffos-y-fran is currently used in industry for steel manufacture. Therefore, the Council considers it appropriate to retain

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safeguarding of primary coal resources in order to protect the finite natural resource.

LDP Policy EcW13 (Minerals Safeguarding), which requires consideration of prior extraction, would be applied to consider any development proposals in limestone, sandstone or primary coal safeguarding areas.

Supply and Forecast Needs

*Aggregates*

Paragraph 5.14.10 of PPW10 states that each mineral planning authority should ensure that it makes an appropriate contribution to meeting local, regional and UK needs for primary minerals which reflects the nature and extent of resources in the area and their best and most appropriate use, subject to relevant environmental and other planning considerations.

PPW10 goes on to state that for aggregates this should be done under the aegis of the North and South Wales Regional Aggregates Working Parties, whose role is to provide a regional overview of supply and demand and through the framework provided by the Regional Technical Statements for Aggregates.

The Regional Technical Statement for the North and South Wales Regional Aggregates Working Parties – 1<sup>st</sup> Review (August 2014) (Document SD44) is the most up to date version. The Regional Technical Statement (RTS) considers that Merthyr Tydfil (combined with the Brecon Beacons National Park) has a requirement to provide 20.5 million tonnes over the period 2011-2036. At that time, there was a reserve of 94 million tonnes with planning permission so there was no requirement for the Council to make any new allocation for crushed rock sites in its LDP in order to meet future needs.

The RTS has a base date of 2010, using the latest available data at that time. The best available information is contained within the SWRAWP Annual Report 2017 (ED022). Utilising the methodology in the RTS and applying it to the 2017 data, there would be a requirement for 15.1 million tonnes over the 25 years from 2017-2042 whilst at the same time the reserve is approximately 95 million tonnes. On this basis there is no indication that the requirements of the RTS are out of step with the current position.

PPW10 paragraph 5.14.15 also states that a minimum ten year landbank of crushed rock should be maintained during the entire plan period of each development plan unless agreement is reached for other authorities to

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make a compensating increase in their provision. Policy Ecw10 makes provision for the maintenance of a minimum 10 year landbank of permitted aggregate reserves.

The SWRAWP Annual Report 2017 (ED22) indicates that for Merthyr Tydfil the crushed rock landbank is in excess of 50 years. Paragraph 49 of Minerals Technical Advice Note 1: Aggregates (as amended by CL-05-14 Clarification Letter of the Policies in Minerals Technical Advice Note 1: Aggregates) states that where landbanks already provide for more than 25 years of aggregates extraction, new allocations in development plans will not be necessary.

For the above reasons no allocations for new crushed rock sites have been made in the replacement LDP.

Should there be a circumstance during the Plan period where, for whatever reason, there is a proven national, regional or local need for aggregates then Policy EcW11 will be applied. This policy is considered to be consistent with the requirements of PPW10 paragraph 5.14.43.

*Coal*

As stated above, PPW10 paragraph 5.14.32 recognises that coal, which has been predominantly used for energy production (now ruled out under paragraph 5.10.14 except in wholly exceptional circumstances), has other specific uses. This includes coal use for industrial purposes in the steel industry; in speciality carbon markets; in the making of concrete and domestic uses. Therefore, the Council considers it appropriate to consider planning applications for coal operations for potential non-energy production of coal under the provisions of Policy EcW11 where a proven national, regional or local need would have to be demonstrated.

**b. Do the safeguarding of the primary coal resource and assessment criteria in policy EcW13 'Minerals Safeguarding' accord with paragraph 5.10.17 of PPW?**

Yes. The Council has safeguarded the primary coal resource although the safeguarding of primary coal resources is no longer required by national policy. However, set out in response to 8.2(a) above PPW10 advises that planning authorities may wish to safeguard primary coal resources depending on their individual circumstances.

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Paragraph 5.14.32 of PPW10 recognises that coal, which has been predominantly used for energy production (now ruled out under paragraph 5.10.14 except in wholly exceptional circumstances), has other specific uses. This includes coal use for industrial purposes in the steel industry, in speciality carbon markets, in the making of concrete and domestic uses. As an example, the coal extracted from Ffos-y-fran is currently used in industry for steel manufacture. Therefore, the Council consider it appropriate to retain safeguarding of primary coal resources in order to protect the finite natural resource. Welsh Government has confirmed that this is a matter for the LPA to determine and that this approach is not contrary to PPW10.

LDP Policy EcW13 (Minerals Safeguarding), which requires consideration of prior extraction, would be applied to consider any development proposals in limestone, sandstone or primary coal safeguarding areas.

It could be argued that allowing the prior extraction of primary coal resources, where this would be for use in energy production, prior to potentially sterilising development taking place on safeguarded primary coal resources would be contrary to national policy. The Council therefore proposes to add clarity by amending the last sentence of paragraph 6.8.112 as set out below.

In addition, it is proposed that the third point of LDP paragraph 6.8.88, regarding the identification of areas where future coal extraction will be unacceptable, is deleted as it is no longer consistent with national policy. The Council can confirm that no specific areas for this purpose have been identified on the LDP Proposals Map and consequently no further changes would be necessary.

**Proposed Matter Arising Change**

Amend last sentence of paragraph 6.8.112 as follows:

~~Typically, extraction of coal resources within 500 metres of identified settlement limits will not generally be acceptable.~~ **The prior extraction of primary coal resources will not be generally acceptable in environmental terms if its proposed economic use would be for energy generation (unless wholly exceptional circumstances are demonstrated) and/or where the site is within 500m of a settlement.**

Amend paragraph 6.8.88 as follows:

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

**c. Is it sufficiently clear how Policy EcW11 'Minerals Development' and its reasoned justification at paragraphs 6.8.104-106 would operate alongside national policy set out at paragraphs 5.10.14-15 of PPW?**

Yes. Paragraph 5.10.14 of PPW10 states that in relation to energy minerals proposals for opencast, deep-mine development or colliery spoil disposal should not be permitted. Should, in wholly exceptional circumstances, proposals be put forward they would clearly need to demonstrate why they are needed in the context of climate change emissions reduction targets and for reasons of national energy security.

However, paragraph 5.14.32 of PPW10 recognises that coal has other specific uses. This includes coal use for industrial purposes in the steel industry, in speciality carbon markets, in the making of concrete and domestic uses.

Paragraph 5.14.32 also states that whilst the use of coal for energy generation should not be permitted if, exceptionally, planning applications come forward for industrial uses for coal then each case would need to be considered individually and the policies contained in MTAN 2: Coal applied, including the test outlined in paragraph 45 of MTAN 2.

The test set out paragraph 45 of MTAN2 Coal is as follows:

- 1) The proposal should be environmentally acceptable or can be made so by planning conditions or obligations, and there must be no lasting environmental damage.
- 2) If this cannot be achieved, it should provide local or community benefits which clearly outweigh the disbenefits of likely impacts to justify the grant of planning permission.

The demand for coal in the future is therefore considered difficult to predict and unexpected proposals for coal extraction may come forward over the plan period. It is not inconceivable that wholly exceptional circumstances could apply and a proven national, regional or local need demonstrated in the future or that the tests in MTAN2 could be met. Therefore, the Council considers it would be appropriate to consider any future planning applications for coal operations under the provisions of Policy EcW11.

Finally, reference to the requirements of Planning Policy Wales (2016) at LDP paragraph 6.8.106 are proposed to be updated as set out below.

### **Proposed Matters Arising Change**

Amend LDP paragraph 6.8.106 to update references to national policy to PPW Edition 10 paragraph 5.10.16 as follows:

- 6.8.106 This policy should be read in conjunction with national minerals policy, particularly with regard to the need for Environmental Impact Assessments and Health Impact Assessments. The requirements of paragraph **5.10.16** ~~4.8.5~~ of Planning Policy Wales ~~(2016)~~ **(Edition 10)** will be considered alongside the policy, and where coal working is not environmentally acceptable, a Social Impact Assessment should be prepared to enable an assessment of the benefits and disbenefits to the local community. Community benefits will be considered in line with the examples identified in paragraph 46 of Minerals Technical Advice Note 2.

### 8.3 Monitoring framework

- a. **Will the monitoring framework enable the Council to track the implementation of the Plan's strategy and policies on an annual basis and, if necessary, trigger a plan revision?**

Yes. The Monitoring Framework presented in Chapter 7 of the LDP Written Statement (Document SD01) contains the Core Indicators as set out within the Local Development Plan Manual, Edition 2, 2015. The framework clearly references the distinction between core and local indicators.

The Local Indicators are linked to the Replacement LDP Objectives which align with the Cwm Taf Wellbeing Plan. They also relate to the Council's context and to the specific requirements of individual Policies. Indicators, Targets and Trigger Points have been chosen to appropriately monitor the effectiveness of the Plan. These are also measurable indicators which reflect what can or is already monitored on an annual basis by the Council.

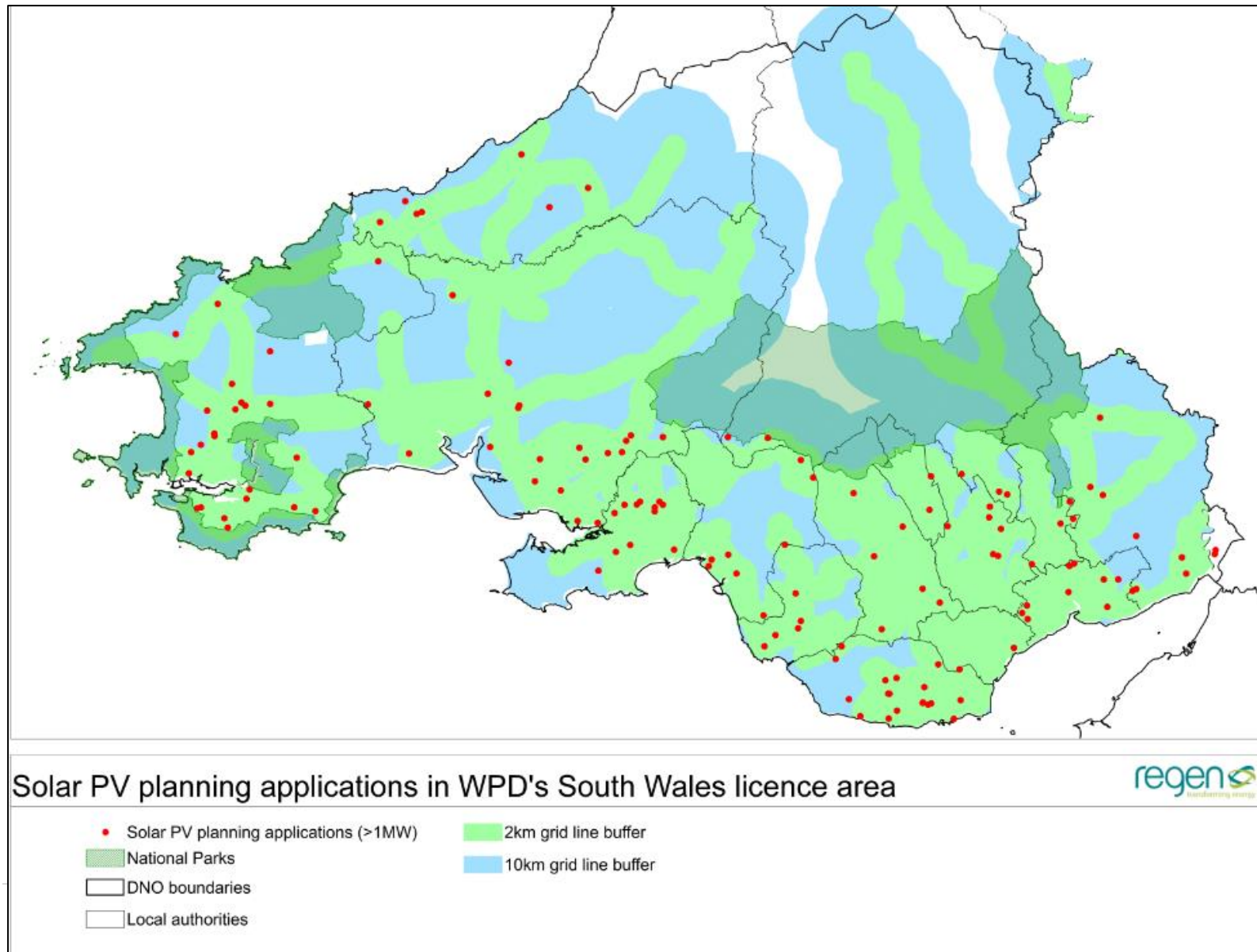
Some amendments to the Monitoring Framework have been proposed in response to the Inspector's Matters, Issues and Questions will make the framework more robust. An updated Monitoring Framework incorporating these changes is set out at Appendix 2 to this statement.

It is acknowledged that a consultation draft of the Development Plans Manual Edition 3 has recently been published by Welsh Government. Whilst the wording of the indicators identified in the document could change in the final version, the Council has included new core indicators consistent with new key indicators that would be appropriate in monitoring the delivery of the Replacement LDP Strategy (see new indicators 1.2, 1.7, 1.8, 1.9, 1.10 and 12.3).

Where a monitoring indicator triggers a review the Council will consider what action is necessary. In this respect, the "Monitoring Process" table at LDP paragraph 7.5.1 (SD1, page 97) clearly shows how the Monitoring Process could trigger a Plan Review and other action that might be appropriate where a monitoring target has been breached.



Appendix 1: Grid Connection Distances and Solar Energy applications in the South Wales licence area





**EXAMINATION HEARING SESSION - STATEMENT**

**Appendix 2: Replacement LDP Monitoring Framework (incorporating the Council's proposed Matters Arising Changes)**

<b>SUSTAINABLE POPULATION GROWTH</b>					
<i>LDP Objective 1: To encourage a sustainable level and distribution of population growth.</i>					
<b>WELSH LANGUAGE AND CULTURE</b>					
<i>LDP Objective 2: To protect and enhance Welsh language and culture.</i>					
<b>HOUSING PROVISION</b>					
<i>LDP Objective 3: To ensure the sufficient provision of land for the delivery of a range and choice of housing and affordable housing to address local housing needs.</i>					
<b>Relevant LDP Policies/ SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>		<u>Core</u>			
SW1: Provision of New Homes.	1.1	Housing land supply, taken from the current Joint Housing Land Availability Study (JHLAS) supply (TAN1).	Maintain a minimum 5 year housing land supply for each year following plan adoption.	Less than a 5 year supply of housing land is recorded in any 1 year following plan adoption.	MTCBC Planning & Countryside Department.  JHLAS.
SW2: Provision of Affordable Housing.	<b>1.2</b>	<b>Core</b>			
SW3: Sustainability Distributing New Homes.		<b><u>Overall number of housing completions (as indicated in the Housing Trajectory at Appendix 2).</u></b>	<b><u>260 completions by April 2019</u></b> <b><u>344 completions by April 2020</u></b> <b><u>524 completions by April 2021</u></b> <b><u>713 completions by April 2022</u></b> <b><u>918 completions by April 2023</u></b> <b><u>1068 completions by April 2024</u></b> <b><u>1242 completions by April 2025</u></b> <b><u>1411 completions by April 2026</u></b> <b><u>1590 completions by April 2027</u></b> <b><u>1752 completions by April 2028</u></b> <b><u>1938 completions by April 2029</u></b> <b><u>2090 completions by April 2030</u></b> <b><u>2250 completions by April 2031</u></b>	<b><u>20% less or greater than the monitoring target over 2 consecutive years.</u></b>	<b><u>MTCBC Planning &amp; Countryside Department.</u></b>  <b><u>JHLAS.</u></b>
SW4: Settlement Boundaries.					
SW5: Affordable Housing					

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<p>Exception Sites.</p> <p><u>SA Objectives:</u></p> <p>2: To maintain and enhance community and settlement identities.</p> <p>3: To support a sustainable level of population growth.</p> <p>5: To meet the housing needs of all through a mix of dwelling tenures and types.</p> <p>17: To facilitate services and facilities that support distinctive local culture and the Welsh language.</p>	<p><b><u>1.3</u></b></p>	<p><u>Core</u></p> <p>Number of net additional new general market dwellings built in the Plan area.</p>	<p>At least 680 completions by March 2021.</p> <p>At least 1360 completions by March 2026.</p> <p>At least 2000 net completions by March 2031.</p>	<p>20% less or greater than the housing targets over 2 consecutive years.</p>	<p>MTCBC Planning &amp; Countryside Department</p> <p>JHLAS.</p>
	<p><b><u>1.4</u></b></p>	<p><u>Core</u></p> <p>Number of net additional affordable dwellings built in the Plan area.</p>	<p>At least 87 completions by March 2021.</p> <p>At least 174 completions by March 2026.</p> <p>At least 251 completions by March 2031.</p>	<p>20% less or greater than the affordable housing targets over 2 consecutive years.</p>	<p>MTCBC Housing Department.</p> <p>Local Housing Market Assessment (LHMA).</p>
	<p><b><u>1.5</u></b></p>	<p><u>Core</u></p> <p>Total number of housing units permitted on allocated sites as a percentage of overall housing provision.</p>	<p>78% of housing units permitted on allocated sites as a percentage of overall housing provision.</p>	<p>20% less or greater than the monitoring target over 2 consecutive years.</p>	<p>MTCBC Development Management Monitoring.</p>
	<p><b><u>1.6</u></b></p>	<p><u>Local</u></p> <p>Total number of housing units completed on allocated sites.</p>	<p>At least 455 completions by March 2021.</p> <p>At least 1334 completions by March 2026.</p> <p>2177 completions by March 2031.</p>	<p>20% less or greater than the monitoring target over 2 consecutive years.</p>	<p>MTCBC Planning &amp; Countryside Department.</p> <p>JHLAS.</p>

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<b><u>1.7</u></b>	<p><b><u>Core</u></b></p> <p><b><u>Number of completions in Primary Growth Area</u></b></p> <p><b><u>(as indicated in the Housing Trajectory at Appendix 2).</u></b></p>	<p><u>221 completions by April 2019</u></p> <p><u>272 completions by April 2020</u></p> <p><u>372 completions by April 2021</u></p> <p><u>481 completions by April 2022</u></p> <p><u>611 completions by April 2023</u></p> <p><u>738 completions by April 2024</u></p> <p><u>877 completions by April 2025</u></p> <p><u>1024 completions by April 2026</u></p> <p><u>1152 completions by April 2027</u></p> <p><u>1256 completions by April 2028</u></p> <p><u>1383 completions by April 2029</u></p> <p><u>1510 completions by April 2030</u></p> <p><u>1600 completions by April 2031</u></p>	<p><b><u>20% less or greater than the monitoring target over 2 consecutive years.</u></b></p>	<p><b><u>MTCBC Planning &amp; Countryside Department.</u></b></p> <p><b><u>JHLAS.</u></b></p>
<b><u>1.8</u></b>	<p><b><u>Core</u></b></p> <p><b><u>Number of completions in Other Growth Area</u></b></p> <p><b><u>(as indicated in the Housing Trajectory at Appendix 2).</u></b></p>	<p><u>89 completions by April 2019</u></p> <p><u>121 completions by April 2020</u></p> <p><u>201 completions by April 2021</u></p> <p><u>281 completions by April 2022</u></p> <p><u>356 completions April 2023</u></p> <p><u>378 completions by April 2024</u></p> <p><u>412 completions by April 2025</u></p> <p><u>434 completions by April 2026</u></p> <p><u>484 completions by April 2027</u></p> <p><u>542 completions by April 2028</u></p> <p><u>600 completions by April 2029</u></p> <p><u>626 completions by April 2030</u></p> <p><u>650 completions by April 2031</u></p>	<p><b><u>20% less or greater than the monitoring target over 2 consecutive years.</u></b></p>	<p><b><u>MTCBC Planning &amp; Countryside Department.</u></b></p> <p><b><u>JHLAS.</u></b></p>

**MERTHYR TYDFIL COUNTY BOROUGH COUNCIL  
REPLACEMENT LOCAL DEVELOPMENT PLAN 2016 -2031**

**MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT**

	<u>1.9</u>	<u>Local</u>  <u>Average house price</u>  (Baseline: <u>2019 average</u> )	<u>N/A – contextual indicator</u>	<u>+/- 10% change from base level</u>	<u>MTCBC Planning &amp; Countryside Department.</u>
	<u>1.10</u>	<u>Local</u>  <u>Average income (gross weekly pay)</u>  (Baseline: <u>latest figure available upon adoption</u> )	<u>N/A – contextual indicator</u>	<u>+/- 10% change from base level</u>	<u>NOMIS</u>

**REGENERATION**

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

<b>Relevant LDP Policies/ SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  SW6: Hoover Strategic Regeneration Area.  SW7: The former Ivor Steel Works Regeneration Area.	4.1	<u>Local</u>  Amount of development permitted on previously developed land as a percentage of all development permitted (Ha).  (NB. excluding householder development and changes of use).	Maintain a percentage of at least 75% of new <del>dwelling</del> <b>development</b> permitted on previously developed land over the plan period.	Less than 75% over 2 consecutive years.	MTCBC Development Management Monitoring.

MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT

<p>SW8: Gypsy, Traveller and Showpeople Accommodation.</p> <p><u>SA Objectives:</u></p> <p>5: To meet the housing needs of all through a mix of dwelling tenures and types.</p>	<p>4.2</p>	<p><u>Local</u></p> <p>Meeting short-term needs for authorised Gypsy, Traveller and Showpeople sites to 2024.</p>	<p>Adequate provision is made to meet short-term for Gypsy and Traveller accommodation needs.</p>	<p>Failure to meet the short-term Gypsy, Traveller and Showpeople accommodation needs to 2024.</p>	<p>MTCBC Planning &amp; Countryside Department.</p> <p>MTCBC Housing Department.</p>
<p>15: To protect and conserve soil and safeguard mineral resources.</p> <p>18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.</p>	<p>4.3</p>	<p><u>Local</u></p> <p>Meeting longer- term need for authorised Gypsy, Traveller and Showpeople sites to 2031.</p>	<p>Adequate provision is made to meet longer-term Gypsy and Traveller accommodation needs.</p>	<p>Failure to meet the long-term Gypsy, Traveller and Showpeople accommodation needs by 2031.</p>	<p>MTCBC Planning &amp; Countryside Department.</p> <p>MTCBC Housing Department.</p>

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

**MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT**

9: To ensure essential utilities and infrastructure are available to meet the needs of all.	5.4	<u>Local</u>  Number of Local Nature Reserves moving towards green flag status.	4 by March 2021.  8 by March 2026.  12 by March 2031.	Failure to improve Open Space within a LNR in accordance with trigger level.	Open Space Strategy Annual Monitoring Report.
	<b>5.4</b>	<b><u>Local</u></b> <b><u>Number of applications approved that would result in the loss of Open Space.</u></b>	<b><u>No permission granted for development contrary to Policy SW10.</u></b>	<b><u>1 or more planning permissions granted not in accordance with Policy SW10.</u></b>	<b><u>MTCBC Development Management Monitoring.</u></b>

**SUSTAINABLE DESIGN**

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

<b>Relevant LDP Polices / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>  SW11: Sustainable Design and Placemaking.  EnW4: Environmental Protection  <u>SA Objectives:</u>  4: To improve human health and well-being and reduce inequalities.	6.1	<u>Local</u>  Permissions granted not in accordance with Policy SW11  Sustainable Design and Placemaking.	No applications permitted contrary to Policy SW11.	1 application permitted contrary to policy SW11.	MTCBC Development Management Monitoring.

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6: To improve the overall quality and energy efficiency of the housing stock.	6.2	<u>Local</u>  Amount of development permitted within C1 Floodplain areas that do not meet all TAN 15 tests.	No applications approved within C1 Floodplain areas unless all TAN 15 tests are met.	1 application permitted for development in any 1 year that does not meet all TAN 15 tests.	MTCBC Development Management Monitoring.
	7: To enhance the attractiveness of the County Borough to support economic development	6.3	<u>Local</u>  Amount of development permitted for highly vulnerable development within C2 Floodplain area	No relevant applications approved within C2 Floodplain areas.	1 application permitted for development in any 1 year for highly vulnerable development within C2 Floodplain.
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.  13: To minimise the demand for water and improve the water environment.	<u>Local</u>  <b><u>Number of Air Quality Management Areas (AQMAs).</u></b>	<b><u>No new or extended AQMA designations.</u></b>	<b><u>An extension to the existing AQMA or designation of a new AQMA.</u></b>	<b><u>MTCBC Environmental Health Monitoring.</u></b>
14: To minimise the risk of flooding.					
18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	<u>6.5</u>	<u>Local</u>  <b><u>Average nitrogen dioxide levels within the designated Twynrodyn Road AQMA.</u></b>	<b><u>Decrease the average annual concentration (µg/m3) of nitrogen dioxide within the AQMA.</u></b>	<b><u>Two consecutive years of average annual increases in nitrogen dioxide levels within the AQMA.</u></b>	<b><u>MTCBC Environmental Health Monitoring.</u></b>



MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT

TRANSPORT					
LDP Objective 7: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.					
Relevant LDP Polices / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<p><u>LDP Policies:</u></p> <p>SW12: Improving the Transport Network.</p> <p><u>SA Objectives:</u></p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>8: To reduce the need to travel and encourage sustainable modes of transport.</p> <p>9: To ensure essential utilities and infrastructure are available to meet the needs of all.</p> <p>11: To minimise the contribution to climate change whilst maximising resilience to it.</p>	7.1	<p><u>Local</u></p> <p>Development of the New Merthyr Tydfil Central Bus Station.</p>	Start development by end of 2022.	Failure to meet monitoring target.	MTCBC Planning & Countryside Department.
	7.2	<p><u>Local</u></p> <p>Number of major applications accompanied by a Travel Plan, above the relevant Transport Assessment (TA) thresholds identified in TAN 18 (Annex D).</p>	All relevant planning applications to be accompanied by a Travel Plan.	1 or more relevant planning application not accompanied by a travel plan or secured by conditions.	MTCBC Development Management Monitoring.
	7.3	<p><u>Local</u></p> <p>Preparation of Supplementary Planning Guidance (SPG) relating to Parking Standards.</p>	To prepare a Parking Standards SPG within 2 years of adoption.	Failure to prepare a Parking Standards SPG within 2 years of adoption.	<p>MTCBC Highways &amp; Engineering Department.</p> <p>County Surveyors Society (CSS).</p>
	7.4	<p><u>Local</u></p> <p>Number of Air Quality Management Areas (AQMAs).</p>	No more than 1 current AQMA in action.	One or more additional AQMAs.	MTCBC Environmental Health Monitoring.

**MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT**

<b>COMMUNITY FACILITIES</b>					
<b>LDP Objective 8 : To support existing community facilities and suitable community led development</b>					
<b>Relevant LDP Polices / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator – Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<p><u>LDP Policies:</u></p> <p>SW13: Protecting and Improving Local Community Facilities.</p> <p><u>SA Objectives:</u></p> <p>1: To ensure that the community and social infrastructure needs of all residents and communities are met.</p> <p>2: To maintain and enhance community and settlement identities.</p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>17: To facilitate services and facilities that support distinctive local culture and the Welsh language.</p>	8.1	<p><u>Local</u></p> <p>Number of community facilities lost through development.</p>	<p>No permission granted for development contrary to Policy SW13 that has the potential to result in the unacceptable loss of community facilities in areas of need.</p>	<p>The loss of 1 community facility in an area of identified need in any 1 year contrary to Policy SW13.</p>	<p>MTCBC Development Management Monitoring.</p>

**MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT**

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

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<b>BIODIVERSITY</b>					
<b>LDP Objective 10: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.</b>					
<b>Relevant LDP Polices / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<p><u>LDP Policies:</u></p> <p>EnW1: Nature Conservation and Ecosystem Resilience.</p> <p>EnW2: Nationally Protected Sites and Species.</p> <p>EnW3: Regionally Important Sites and Priority Habitats and Species.</p> <p><u>SA Objectives:</u></p> <p>11: To minimise the contribution to climate change whilst maximising resilience to it.</p> <p>12: To maintain and enhance biodiversity and ecosystem</p>	<p>10.1</p>	<p style="text-align: center;"><u>Local</u></p> <p>Number of applications approved that would cause harm to the overall conservation value of Sites of Importance for Nature Conservation (SINCs) <del>and</del> Regionally Important Geological Sites (RIGS) <u>and Local Nature Reserves (LNRs).</u></p>	<p>No permission granted for development contrary to Policy EnW3.</p>	<p>1 or more planning permissions granted not in accordance with Policy EnW3.</p>	<p>MTCBC Development Management Monitoring.</p>
<p>11: To minimise the contribution to climate change whilst maximising resilience to it.</p>	<p>10.2</p>	<p style="text-align: center;"><u>Local</u></p> <p>Number of applications approved that would cause harm to legally protected Habitats or Species.</p>	<p>No permission granted for development contrary to Policies EnW2 or EnW3.</p>	<p>1 or more planning permissions granted not in accordance with Policies EnW2 or EnW3.</p>	<p>MTCBC Development Management Monitoring.</p>
<p>12: To maintain and enhance biodiversity and ecosystem</p>	<p>10.3</p>	<p style="text-align: center;"><u>Local</u></p> <p>Number of applications approved that would result in the unacceptable loss of Green Infrastructure/ Open Space.</p>	<p>No permission granted for development contrary to Policy SW10.</p>	<p>1 or more planning permissions granted not in accordance with Policy SW10.</p>	<p>MTCBC Development Management Monitoring.</p>

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connectivity.		<u>Local</u>			
13: To minimise the demand for water and improve the water environment.	10.4	Number of applications requiring enhancements to biodiversity interests through mitigation and compensation measures	No permission granted contrary to Policy EnW1.	1 or more planning permissions granted not in accordance with Policy EnW1.	MTCBC Development Management Monitoring.
15: To protect and conserve soil and safeguard mineral resources.					

**COUNTRYSIDE AND LANDSCAPE**

**LDP Objective 11: To protect and enhance the character and appearance of the landscape and the countryside.**

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

MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT

18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.					
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ECONOMIC DEVELOPMENT					
LDP Objective 12: To provide and safeguard appropriate land for economic and skills development.					
RURAL ECONOMY					
LDP Objective 13: To strengthen and diversify the rural economy.					
Relevant Polices / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<p><u>LDP Policies:</u></p> <p>EcW1: Provision of Employment Land.</p> <p>EcW2: Protecting Employment Sites.</p> <p><u>SA Objectives:</u></p> <p>2: To maintain and enhance community and settlement identities.</p> <p>3: To support a sustainable level of population growth.</p>	12.1	<p><u>Core</u></p> <p>Employment land <del>permitted</del> <b>development</b> (ha) on allocated sites as a percentage of all employment allocations.</p>	<p><del>To secure planning permissions on</del> <b>Development of</b> 33% (4.82 Ha) of employment land by 2021.</p> <p><del>To secure planning permissions on</del> <b>Development of</b> 67% (9.64 Ha) of employment land by 2026.</p> <p><del>To secure planning permissions on</del> <b>Development of</b> 100% (14.46 Ha) of employment land by 2031.</p>	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Development Management Monitoring.

**MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT**

<p>4: To improve human health and well-being and reduce inequalities.</p> <p>7: To enhance the attractiveness of the County Borough to support economic development.</p>	12.2	<u>Local</u>	Number of applications approved that would result in the loss of employment land protected under Policy EcW2.	No permission granted contrary to Policy EcW2 that would result in the unjustified loss of land protected for employment.	1 or more applications permitted contrary to Policy EcW2.	MTCBC Development Management Monitoring.
	<b>12.3</b>	<b><u>Local</u></b>	<b><u>Minimum number of additional jobs delivered.</u></b>	<p><b><u>626 jobs by March 2021</u></b></p> <p><b><u>1251 jobs by March 2026</u></b></p> <p><b><u>1877 jobs by 2031</u></b></p>	<b><u>20% less or greater than the monitoring target over 2 consecutive years.</u></b>	<b><u>MTCBC Planning &amp; Countryside Department. NOMIS</u></b>

**TOWN AND LOCAL CENTRES**

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

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

MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT

<p><u>SA Objectives:</u></p> <p>1: To ensure that the community and social infrastructure needs of all residents and communities are met.</p> <p>2: To maintain and enhance community and settlement identities.</p> <p>7: To enhance the attractiveness of the County Borough to support economic development.</p> <p>8: To reduce the need to travel and encourage sustainable modes of transport.</p>	14.2	<p><u>Core</u></p> <p>Amount of major retail development (sqm) permitted <i>outside</i> established town and local centre boundaries.</p>	<p>No major retail, development (sqm) permitted <i>outside</i> established town and local centre boundaries.</p>	<p>1 or more applications permitted for major retail development contrary to Policy ECW3 in any 1 year.</p>	<p>MTCBC Development Management Monitoring.</p>
	14.3	<p><u>Core</u></p> <p>Amount of major office development (sqm) permitted <i>outside</i> established town and local centre boundaries.</p>	<p>No major office development (sqm) permitted <i>outside</i> established town/local centre and Protected Employment Sites boundaries.</p>	<p>1 or more applications permitted for major office development <i>outside</i> established town and local centre boundaries or contrary to Policy <b><u>EcW1, EcW2 and</u></b> ECW3 in any 1 year.</p>	<p>MTCBC Development Management Monitoring.</p>
	14.4	<p><u>Local</u></p> <p>New retail floorspace (sqm) built in HSRA.</p>	<p>400 sqm net floorspace completed by the end of 2031.</p>	<p>No application registered by the end of 2026.</p>	<p>MTCBC Planning Applications Register.</p>
	14.5	<p><u>Local</u></p> <p><u>Town Centre Health Check:</u> Total annual amount of vacant units in the Town Centre.</p>	<p>On par with Annual Welsh Town Centre Vacancy Rate.</p>	<p>Vacancy Rate above Annual Welsh Town Centre Vacancy Rate over 2 consecutive years.</p>	<p>MTCBC Planning &amp; Countryside Department.</p>
	14.6	<p><u>Local</u></p> <p><u>Town Centre Health Check:</u> Percentage of retail units in the Primary Shopping Area (PSA).</p>	<p>Maintain at least 75% of the commercial units at street level within the PSA as A1 in accordance with Policy EcW5.</p>	<p>Percentage drops below 75% in any 1 year.</p>	<p>MTCBC Planning &amp; Countryside Department.</p>



MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT

	14.7	<u>Local</u>  <u>Local Centre Health Check:</u> Amount of <del>non-residential</del> <b>non-retail</b> uses in Local Centres.	No permission granted for <del>non-residential</del> <b>non-retail</b> development that is contrary to Policy EcW5.	1 or more <del>non-residential</del> <b>non-retail</b> developments permitted contrary to Policy EcW5 in any 1 year.	MTCBC Development Management Monitoring.
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**TOURISM, LEISURE AND RECREATION**

**LDP Objective 15: To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.**

Relevant Polices / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u>  EcW7: Tourism, Leisure and Recreation Development.  SW13: Protecting and Improving Local Community Facilities  <u>SA Objectives:</u>  1: To ensure that the community and social infrastructure needs of all residents and communities are met.  4: To improve human health and well-being and reduce inequalities.	15.1	<u>Core</u>  Amount of major leisure development (sqm) permitted <i>within</i> established town and local centre boundaries.	All major leisure applications submitted <i>within</i> established town and local centre boundaries.	Less than 90% of all major leisure applications granted permission over 2 consecutive years within established town and local centre boundaries.	MTCBC Development Management Monitoring.
	15.2	<u>Core</u>  Amount of major leisure development (sqm) permitted <i>outside</i> established town and local centre boundaries.	No major leisure development (sq m) permitted <i>outside</i> established town and local centre boundaries.	1 or more applications permitted for major leisure development in any 1 year outside established town and local centre boundaries contrary to Policy EcW5.	MTCBC Development Management Monitoring.

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<p>7: To enhance the attractiveness of the County Borough to support economic development.</p> <p>16: To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</p> <p>17: To facilitate services and facilities that support distinctive local culture and the Welsh language.</p>	15.3	<p style="text-align: center;"><u>Local</u></p> <p>Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.</p>	<p>No permission granted contrary to Policy SW13 that would result in the unjustified loss of tourism, or leisure and recreation facilities.</p>	<p>1 or more applications permitted contrary to Policy SW13.</p>	<p>MTCBC Development Management Monitoring.</p>
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**RENEWABLE ENERGY**

**LDP Objective 16: To promote renewable and low carbon energy.**

Relevant Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<p><u>LDP Policies:</u></p> <p>EcW8: Renewable Energy.</p> <p>EcW9: District Heating.</p> <p><u>SA Objectives:</u></p> <p>4: To improve human health and well-being and reduce inequalities.</p>	16.1	<p style="text-align: center;"><u>Local</u></p> <p>The capacity of renewable energy developments (electricity) permitted (MWe).</p>	<p>To secure planning permissions for 12.5 MWe of electricity generation by 2021.</p> <p>To secure planning permissions for 25 MWe of electricity generation by 2026.</p> <p>To secure planning permissions for</p>	<p>Failure to secure planning permissions for 7.17 MWe of electricity generation by 2021 by 10% or more.</p> <p>To secure planning permissions for 14.33 MWe of electricity generation by 2026 by 10% or more.</p>	<p>MTCBC Development Management Monitoring.</p>

**MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT**

<p>6: To improve the overall quality and energy efficiency of the housing stock.</p> <p>9: To ensure essential utilities and infrastructure are available to meet the needs of all.</p> <p>10: To minimise energy use and optimise opportunities for renewable energy generation.</p> <p>11: To minimise the contribution to climate change whilst maximising resilience to it.</p>			<p>37.4 MWe of electricity generation by 2031.</p>	<p>To secure planning permissions for 21.5 MWe of electricity generation by 2031 by 10% or more</p>					
Resource summary and target scenarios for renewable electricity									
		Available (undeveloped) resource		Current installed capacity (erected, installed or permitted)		Target scenarios for renewable energy generation by 2031			
						Low		High	
Renewable Energy Technology	MWe (Capacity)	GWh/yr (Annual energy output)	MWe	GWh/yr	MWe	GWh/yr	MWe	GWh/yr	
Onshore wind	0	0	1.5	3.5	2	4.7	2.5	5.9	
EfW	0.0	0.0	0.0	0.0	-	-	-	-	
Landfill gas	N/A	N/A	6.2	23.4	3.5	13.2	3.5	13.2	
AD	0.01	0.06	-	-	-	-	-	-	
Hydropower	0.24	0.5	0.1	0.48	0.1	0.3	0.2	0.6	
Building integrated solar	N/A	N/A	2.4	2.6	5.9	5.7	11.2	10.9	
Stand-alone solar PV	158.3	138.7	-	-	10.0	9.7	20.0	19.4	
Total	158.55	13.26	10.2	6.0	21.5	33.6	37.4	50	
Merthyr Tydfil projected electricity demand 2031						208		228	
Percentage electricity demand in 2031 potentially met by renewable energy resources						16%		22%	

**MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT**

	16.2	<u>Local</u>  The capacity of renewable energy developments (heat) permitted (MWth).	<p>To secure planning permissions for 13.27 MWth of <b>electricity <u>heat</u></b> generation by 2021.</p> <p>To secure planning permissions for 26.53 MWth of <b>electricity <u>heat</u></b> generation by 2026.</p> <p>To secure planning permissions for 39.8 MWth of <b>electricity <u>heat</u></b> generation by 2031.</p>	<p>To secure planning permissions for 6.5 MWth of <b>electricity <u>heat</u></b> generation by 2021 by 10% or more.</p> <p>To secure planning permissions for 13 MWth of <b>electricity <u>heat</u></b> generation by 2026 by 10% or more.</p> <p>To secure planning permissions for 19.4 MWth of <b>electricity <u>heat</u></b> generation by 2031 by 10% or more.</p>	MTCBC Planning & Countryside Department.				
<b>Resource Summary and target scenarios for renewable heat</b>									
		Available (undeveloped) resource		Current installed capacity (installed or permitted)		Target scenarios for renewable energy generation by 2031			
Renewable Energy Technology		MWth (Capacity)	GWh/yr (Annual energy output)	MWth	GWh/yr	Low		High	
						MWth	GWh/yr	MWth	GWh/yr
Biomass CHP or large scale heat only		6.2 MWth (heat only application) Or 1.4 MWth & 0.69 MWe (CHP)	19.1 (heat only) Or 8.4 (CHP)	0.4	1.2	3.0	9.2	8.5	26.1
Biomass boilers				0.03	0.09	7.9	24.1	16.4	50.4

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Anaerobic Digestion	0.036 (heat only) Or 0.011 MWth & 0.01 MWe (CHP)	0.22 (heat only) OR 0.135 (CHP)	-	-	-	-	-	-
EfW	-	-	-	-	-	-	-	-
Heat pumps	N/A	N/A	0.2	0.4	8.6	16.5	14.9	28.7
Solar thermal	N/A	N/A	0.03	0.02	-	-	-	-
Total	N/A	N/A	0.7	444.5	19.4	49.8	39.8	105.2
Merthyr Tydfil projected heat demand 2031							364	368
Percentage heat demand in 2031 potentially met by renewable energy resources							14%	29%

<b>MINERALS</b>					
<b>LDP Objective 17: To ensure a sustainable supply of minerals.</b>					
<b>Relevant Polices / SA Objectives</b>	<b>Ref No.</b>	<b>Indicator Core / Local</b>	<b>Monitoring Target</b>	<b>Trigger Point</b>	<b>Data Source</b>
<u>LDP Policies:</u>		<u>Core</u>			
EcW10: Sustainably Supplying Minerals.	17.1	The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).	Maintain a minimum 10 year land bank of permitted aggregate reserves over the entire plan period	Less than a 10 year land bank of permitted aggregate reserves in any 1 year.	South Wales Regional Aggregates Working Party (SWRAWP).  MTCBC Development Management Monitoring.
EcW11: Minerals Development.					
EcW12: Mineral Buffer Zones.					
EcW13: Mineral Safeguarding.	17.2	<u>Local</u>			
<u>SA Objectives:</u>		Amount of development permitted within a Minerals Buffer Zone.	No permission granted for development within a Minerals Buffer Zone contrary to Policy EcW12.	1 or more applications permitted for development within a Minerals Buffer Zone contrary to Policy EcW12 in any 1 year.	South Wales Regional Aggregates Working Party (SWRAWP).  MTCBC Development Management Monitoring.

**MATTER 8: RENEWABLE ENERGY, MINERALS, MONITORING - HEARING STATEMENT**

9: To ensure essential utilities and infrastructure are available to meet the needs of all.	17.3	<u>Local</u>	No permission granted for development within Minerals Safeguarding Areas contrary to Policy EcW13.	1 or more applications permitted for development within a Minerals Safeguarding Area contrary to Policy EcW13 in any 1 year.	South Wales Regional Aggregates Working Party (SWRAWP).  MTCBC Development Management Monitoring.
15: To protect and conserve soil and safeguard mineral resources.		Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.			

**WASTE MANAGEMENT**

**LDP Objective 18: To promote the efficient use of materials and resources and ensure an integrated network of waste management facilities.**

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