

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

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AGENDA

for

Hearing Session 2 on 25 June 2019 at 14:00

MATTER 2: PLAN STRATEGY, DELIVERY AND INFRASTRUCTURE

Opening remarks and introductions

2.1. Plan strategy (including policies SW4 and SW5)

- a. Would the planned distribution of growth support National Sustainable Placemaking Outcomes in all parts of the County Borough?
- b. Has the spatial strategy been formulated in a manner consistent with the site search sequence outlined in Planning Policy Wales Edition 10 (PPW)¹, including in relation to accessibility, previously developed land and 'Best and Most Versatile' agricultural land?
- c. Does policy SW4 set out sufficiently robust assessment criteria for managing the form of the County Borough's settlements?
- d. Policy SW5 permits small scale affordable housing schemes "adjoining settlement boundaries". Should it also apply to small settlements lacking designated boundaries²?

2.2. Delivery and infrastructure

- a. The Council has submitted a schedule of infrastructure required to deliver the Plan³.
 - i. Is there sufficient certainty regarding the funding and delivery of the required or safeguarded infrastructure identified in the schedule?
 - ii. Should the schedule (in whole or part) be included as a Plan appendix, with delivery of infrastructure monitored against the indicative timescales?
 - iii. Does the schedule identify the key infrastructure required to deliver the Plan, including facilities located outside the County Borough⁴?
- b. Does the viability evidence adequately take account of policy and legislative requirements on the delivery of site allocations?
- c. What are the practical implications of the new sustainable drainage consenting regime on the delivery of the Plan? Is there evidence to demonstrate that allocated sites could viably support sustainable drainage and be delivered as per assumed timescales⁵?
- d. Is the strategy flexible enough to deal with future changes, including external economic factors?

¹ PPW paragraphs 3.37 to 3.55

² PPW paragraph 4.2.34

³ Replacement LDP Infrastructure Schedule May 2019 [ED007a]

⁴ See Inspector's supplementary note for hearings 1 and 2

⁵ Council's Response to the Inspector's Initial Letter [ED007]

2.3. Planning obligations (policy SW9)

- a. Is the reference to an “indicative” level of affordable housing in criterion 1 of policy SW9 sufficiently clear?
- b. Paragraph 6.5.59 indicates that open space provision will be determined in accordance with standards included in the Open Space Strategy (OSS)⁶.
 - i. Are the standards expressed in the OSS sufficiently clear and/or should they be summarised within the Plan itself?
 - ii. Would Section 106 pooling restrictions or conflicts with infrastructure included on the adopted Community Infrastructure Regulation 123 list prevent the effective application of criterion 3 of policy SW9?
- c. Should it be clarified how Section 106 contributions might be secured for any key infrastructure not included on the Regulation 123 list⁷?

2.4. Transport infrastructure (policy SW12)

- a. The Council has proposed changing Plan paragraph 1.11 to clarify that the Constraints Map does not form part of the Plan⁸. As Active Travel routes are designated under the Active Travel (Wales) Act 2013 should approved routes be identified on the Constraints Map rather than the Proposals Map?
- b. Does the Plan support the implementation of schemes identified in the Local Transport Plan⁹ and programmed investments by Transport for Wales? Are these adequately captured in the submitted infrastructure schedule¹⁰?
- c. Are the safeguarding designations for the Cwm Bargoed rail line extension to Dowlais Top and the new Metro station at the Hoover Strategic Regeneration Area justified by the transport evidence¹¹?

2.5. Any other matters

⁶ Merthyr Tydfil Open Space Strategy June 2016 [SD47]

⁷ See Inspector’s supplementary note for hearings 1 and 2

⁸ Council’s Response to the Inspector’s Initial Letter [ED007]

⁹ Including those in Tables 5 and 10 of the SE Wales Valleys Local Transport Plan January [SD40]

¹⁰ Replacement LDP Infrastructure Schedule May 2019 [ED007a]

¹¹ SE Wales Valleys Local Transport Plan January [SD40]; Hoover SRA Strategic Transport Assessment [SD51]