



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

HEARING SESSION 2  
PLAN STRATEGY, DELIVERY AND INFRASTRUCTURE  
ACTION POINT 2.4 – COUNCIL RESPONSE

### **Action Point**

*Council to amend criterion 3 of SW9 and associated text at para 6.5.59 and Appendix 7 (as proposed to be amended in its written statement for hearing 2) to:*

- *Remove any cross-reference to standards in the policy,*
- *Refer to the 'most recent Open Space Strategy' (and also to Appendix 7, if retained) in the reasoned justification, and*
- *Provide guidance on how open space standards would be applied, including in relation to population catchments.*

### **Council's Response**

This statement has been prepared by the Council in response to an issue that arose at Hearing Session 2. In order to provide clarity to Policy SW9: Planning Obligations, and provide further information as to how open space standards would be applied, changes have been proposed to the policy wording, reasoned justification and the additional Appendix to the LDP proposed in the Council's Hearing Statement. These are set out in the Matters Arising Changes shown overleaf. It should be noted that other changes have been made to Policy SW9 in accordance with Action Points 2.2 and 2.3. All changes will be clearly shown in the Council's Schedule of Matters Arising Change.

### Matters Arising Changes

#### Policy SW9: Planning Obligations

Where appropriate and having regard to development viability, planning obligations will be sought for:

...

3. The provision ~~and / or improvement~~ of open space on sites of 10 homes or more, **where there is an identified need.**

...

- 6.5.59 With regard to planning obligations being sought for the provision ~~or improvements~~ of open space, together with appropriate maintenance contributions, these will include the creation of new on-site facilities where there is a quantitative or qualitative deficiency in open space provision in the area. The precise nature of new provision will be identified at planning application stage in accordance with standards **that are** included in the **Council's most up to date** Open Space Strategy. **A summary of the standards contained in the Open Space Strategy and how these would be applied is provided at Appendix 7 of the LDP Written Statement. Sustainable Drainage features could, where practicable, contribute towards the provision of open space.**

**HEARING 2 – ACTION POINT 4 RESPONSE**

Add an additional Appendix to the LDP Written Statement to clarify the application of the Open Space standards as follows:

**Appendix 7: Summary of Council's Open Space Standards**

**The following standards are taken from the Council's adopted Open Space Strategy (OSS) (June 2016) and should be considered alongside other information contained in the OSS, for example relating to access and quality of existing open spaces, when determining the nature of new open space provision on a case by case basis.**

| <b>Quantity Standards for Open Space Typologies</b>     |   |
|---|---|
| <b><u>Typology</u></b>                                  | <b><u>Minimum quantity per 1000 population (ha)</u></b> |
| <b><u>Allotment and Community Growing Space</u></b>     | <b><u>0.25</u></b>                                      |
| <b><u>Amenity Greenspace</u></b>                        | <b><u>0.80</u></b>                                      |
| <b><u>Designated equipped play space (LAP)</u></b>      | <b><u>0.25</u></b>                                      |
| <b><u>Informal Playing Space (LEAP)</u></b>             | <b><u>0.55</u></b>                                      |
| <b><u>Children's Playing Space (NEAP)</u></b>           | <b><u>0.8</u></b>                                       |
| <b><u>Multifunctional greenspace</u></b>                | <b><u>1.7</u></b>                                       |
| <b><u>Natural/Semi Natural greenspace</u></b>           | <b><u>2.0</u></b>                                       |
| <b><u>Outdoor sports areas/ pitches</u></b>             | <b><u>1.15</u></b>                                      |
| <b><u>Strategic Public Parks or Gardens</u></b>         | <b><u>2.04</u></b>                                      |
| <b><u>Smaller and Major Public Parks or Gardens</u></b> | <b><u>0.54</u></b>                                      |

**All new residential development will generate a quantitative requirement for open space. However when determining the nature of open space to be provided on a development, analysis of both the quantity and quality of open space within the local area (undertaken on a ward level basis in the OSS) will be required in order to ensure that the most appropriate open space provision is secured. The additional demand generated by the proposed development should be considered against the existing provision in that area (typically 2.4 persons per household are assumed for new residential developments).**

**If there is a surplus of a particular open space typology within a ward where residential development is proposed, the Council would not seek to secure that type of open space on new development. Alternatively, if there are clear deficiencies of particular typologies within a ward, then these should be the types of open space that the Council will seek to secure through new development.**

**It should be noted that certain types of open space can be physically incorporated within other typologies, allowing for a more efficient use of land. For example a Strategic Public Park or Garden can incorporate a variety of other typologies such as Amenity Greenspace and Informal Playing Space.**