



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

HEARING SESSION 3  
**HOUSING**  
ACTION POINT 3.5 – COUNCIL RESPONSE

HEARING 3 – ACTION POINT 5 RESPONSE

**Action Point**

*Council to amend Policy SW11 (Sustainable Design) and its supporting text to encourage inclusive/adaptable design and a mix of house types and sizes in accordance with para 4.7 of the LDP and paras 4.2.1 and 4.2.11 of PPW.*

**Council's Response**

This statement has been prepared by the Council in response to an issue raised at Hearing Session 3 regarding the need to ensure that inclusive/adaptable design and house types and sizes is considered as part of future development proposals to address local needs in accordance with LDP paragraph 4.7 and PPW. Changes to policy SW11: Sustainable Design and Placemaking have been proposed below to address this and will be included in the Council's Schedule of Matters Arising Changes.

**Matters Arising Change**

Policy SW11: Sustainable Design and Placemaking

Development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design.

**Where appropriate, new development will be required to:**

1. be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;
2. integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;
3. not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design;
4. contribute to the provision of green infrastructure, including open space in accordance with the Council's standards, sustainable drainage systems where appropriate, and ensure that the County Borough's network of green infrastructure is accessible and connected;
5. allow access for the widest range of people possible, and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards;
6. **incorporate a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs;**
- ~~6.7~~ incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;
- ~~7.8~~ minimise the demand for energy and, where appropriate, utilise renewable energy resources;

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- 8.9** provide and protect relevant utility services and infrastructure without causing any unacceptable environmental impacts;
- 9.10** incorporate measures to improve ground and surface water quality wherever possible;
- 10.11** provide adequate facilities and space for waste collections and recycling; and
- 11.12** promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.

6.5.70 The LDP as a whole aims to ensure that Merthyr Tydfil County Borough is developed sustainably, with a strategy proposing a sustainable level of population growth. Policy SW11 will aim to guide proposals for development to create sustainable places through high quality design. **In order to provide a range and choice of housing opportunities, and meet the need for older persons housing identified in the most recent LHMA, the Council will seek to secure delivery of inclusive and adaptable homes, which enable people to live independently and safely in their homes for a longer period of time.**