



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

HEARING SESSION 5
DEVELOPMENT MANAGEMENT POLICIES 1
ACTION POINT 6.2 – COUNCIL RESPONSE

Action Point

The Council to amend the final sentence of LDP paragraph 6.7.12 (as proposed in the Council's written statement for hearing 6) to align with the wording of paragraph 6.4.21 (5) of Planning Policy Wales (i.e. with reference to the term 'clearly outweighs').

Council's Response

This statement has been prepared by the Council in response to an issue raised at Hearing Session 6. The Council's Hearing Statement for Matter 6.1 (a) proposed the inclusion of an additional sentence to LDP paragraph 6.7.12 to make reference to national policy with regard to instances where harmful environmental effects outweigh other material considerations. The proposed change omitted reference to the term 'clearly outweighs' which is used at paragraph 6.4.21 (5) of Planning Policy Wales Edition 10. For consistency with national policy, this has been included in the change set out below which will be included in the Council's Schedule of Matters Arising Changes.

Matters Arising Change

6.7.12 Where the development will be likely to have an adverse impact on biodiversity, the need for development must be weighed against the biodiversity value of the proposed development site. Where a development will have an adverse impact on the biodiversity value of a site, the development must demonstrate that the need for the development clearly outweighs the biodiversity value of the site. **In line with national policy, where the harmful environmental effects of development clearly outweighs other material considerations planning permission will be refused.**