



Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL
MERTHYR TYDFIL
County Borough Council

HEARING SESSION 4
STRATEGIC AND HOUSING SITE ALLOCATIONS
ACTION POINT 4.3 – COUNCIL RESPONSE

HEARING 4 – ACTION POINT 3 RESPONSE

Action Point

Council to submit a paper setting out the following:

- *The current planning permission status of all allocated sites.*
- ***In relation to site SW3.5 (Erw Las):*** *the effect of the allocation on the provision of amenity green space within a 1,000 population catchment area.*
- ***In relation to site SW3.31 (Cwmfelin):*** *justification accompanied by evidence to demonstrate that the site has a reasonable prospect of being delivered for the number of units allocated, having regard to site constraints (in particular in relation to ecology, access and ownership).*
- *Any consequential changes which need to be made to the Plan as a result of the above, related to the delivery of the Plan.*

Council's Response

This statement has been prepared by the Council in response to issues raised at Hearing Session 4 in relation to the proposed Erw Las and Cwmfelin housing allocations.

The Council has considered the ecology, ownership and access constraints discussed at the Cwmfelin allocation. At the hearing session the Council explained that anticipated timescales for the allocation had taken account of the need to resolve the landownership and access issues during the Replacement LDP plan period. Whilst it is considered that the ecology issues could be satisfactorily managed to implement an acceptable residential development scheme, it is accepted that the separate landownership of the adjoining garages that would be required to provide an acceptable access does provide a more significant constraint to the delivery of the housing allocation. Consequently, it is proposed to remove the site as a specific allocation in the Replacement LDP but retain the land within the settlement boundary for Bedlinog. This recognises that an acceptable windfall development could come forward during the plan period, providing the identified constraints can be overcome, and the fact the site provides one of the few development opportunities within the settlement. In this respect, it is considered that the Cwm Bargoed train line to the east, existing field boundaries and terrace properties along Oakland Street to the south west provide a logical settlement boundary for Bedlinog.

The Council has also reviewed the effect of the proposed Erw Las site allocation on Amenity Green Space provision, including against the Council's open space standards using the available ward level data in the Open Space Strategy. No amenity greenspace was recorded in the Cyfarthfa ward that meets the criteria used to originally identify amenity greenspace in the Open Space Strategy. The criteria used required that there are some limited facilities, such as a bench, as well

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as usable green space with some amenity value (e.g. mown grass with trees or other features). No specific minimum area requirement was used.

There is provision of amenity greenspace in the adjoining Park, Gurnos and Vaynor wards however the quantity of amenity greenspace identified is below the standard for this open space typology. For example, amongst other open space typologies, there is 2.82 hectares of amenity green space within the adjoining Park ward. This equates to 0.65 hectares per 1000 population against the quantitative standard of 0.8 hectare per 1000 of population for this discrete typology. In summarising overall open space provision within the Cyfarthfa ward the Open Space Strategy states:

“There are 28 hectares of open space within Cyfarthfa ward, with the most accessible types of space being outdoor sports pitches and public parks and gardens. In terms of access, 100% and 95% of the ward’s population are served by these types of open space respectively.

There are six types of open space within Cyfarthfa ward where more than 50% of the ward’s population do not have access; these being green leisure corridors, amenity greenspace, civic spaces, allotment and community growing space, multifunctional greenspace and ‘natural/semi natural greenspace. The worst case being amenity greenspace, where almost 100% of the ward’s population do not have access to this type of open space”.

(SD47, paragraphs 3.4 and 3.5)

Whilst there are concerns with regards to access to amenity greenspace that met the standard originally used in the open space strategy, the strategy identifies there is a significant amount of open space provision in other typologies that might contribute towards meeting those needs (for example, parks and gardens).

To meet the quantitative amenity greenspace standard, the Cyfarthfa ward would need to contain a minimum of 5.6 ha amenity greenspace. The Council has undertaken a review of greenspace that has some ‘de facto’ amenity value above 0.1 hectares in size in the Cyfarthfa ward (i.e. small usable public areas with some amenity greenspace value that were not formally identified in the open space strategy). If such areas are considered there would be an excess of amenity greenspace against the quantitative amenity greenspace standard. This calculation excludes the proposed Erw Las site allocation. The loss of amenity greenspace in this case can therefore be considered against these amenity greenspace areas and the contribution from all other types of open space, particularly those within close proximity of the site.

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The Council is mindful that the Erw Las site allocation would make a modest contribution to the Replacement LDP housing provision, being at the minimum 10 dwelling capacity requirement to justify a site allocation. Furthermore, the site is located within the settlement boundary and could come forward as a windfall development, having been justified against the Plan's policies, including Policy SW10: Protecting and Improving Open Spaces. With this in mind, it is proposed to remove the site as a specific allocation in the Replacement LDP.

Housing Supply and Consequential Changes

The proposed removal of the Erw Las and Cwmfelin housing allocations requires changes to the Replacement LDP, including a number of consequential changes to figures quoted, to ensure there is sufficient housing provision clearly identified in the Plan.

During the Hearing Sessions 3 and 4 the Council advised that a number of committed sites (sites with existing planning permission) have been identified in the Plan and on the Proposals Map as allocations. This approach is in accordance with paragraph 2.4.1 of the LDP Manual (Edition 2) which provides details of the required elements of Local Development Plans. With regards to sites with planning permission, the Council's response to Matter 3.2 (b) and (c) also explained that there has been no double counting of such sites in the components of housing supply (see Table 2 of the LDP) as their contribution is shown separately to new allocations.

This action point has also requested that the Council submits up to date details of all planning permissions on allocated sites. This is provided overleaf in Table 1. Following the review of the planning register, including the most recent approvals, the Council has identified three additional planning consents, listed below, that should have been identified as 'committed sites'. Consistent with the approach to identify other committed sites it is proposed that these sites are also identified as allocations within the Replacement Plan. These committed sites contribute 59 dwellings to the overall housing provision.

Land south of Bryniau Road, Pant	P/18/0392 -- Residential development of 26 dwellings.
Land North Of Ty Llwyd, Incline Top	P/14/0198 - Residential development of 11 dwellings with associated access.
Y Goedwig, Cardiff Road, Treharris	P/17/0294 -- Demolition of existing dwelling (Y Goedwig) and erection of 22 dwellings with associated access road.

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Once factored into the overall housing supply and accounting for the loss of 40 dwellings from the proposed removal of the Erw Las and Cwmfelin allocations, the Replacement LDP housing provision flexibility remains at 25%. The spatial distribution of housing allocations would also maintain the approximate 70% / 30% split between the Primary and Other Growth Areas as identified in the Plan's Strategy.

Whilst the additional sites identified are committed sites, their location within settlement boundaries, close to existing established residential areas and local services and facilities, is also considered to be in accordance with the site search approach required under national policy. Consequently, no further allocations are considered to be required to be identified under policy SW3.

The above changes to the housing land supply have been incorporated into the updated Housing Land Supply Trajectory information provided in response to Action Point AP3.3.

Individual site assessments and Sustainability Appraisals for the additional committed sites referenced above are shown at Appendix 1 to this statement.

Appendix 2 to this statement contains all the proposed changes and consequential changes required to the Replacement LDP. These changes will be incorporated into the Council's Schedule of Matters Arising Changes.

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Current Planning Permission Status of Allocated Sites

The Council has prepared Table 1 below which clarifies the planning application status of all allocated sites.

Table 1: Planning permission status of all allocated sites

Site Name / Ref	Planning Status	Date Granted
SW3.1 Hoover Factory Site	No relevant extant planning consent on the site.	N/A
SW3.2 Sweetwater Park	Planning consents P/16/0079, P/15/0446, P/15/0412, P/15/0301, P/14/0342 and P/13/0384 relate to the recently constructed 10 residential units. The site is currently an allocated housing site in the adopted LDP.	Full approval, 03/04/14
SW3.3 Upper Georgetown Plateau	There is no relevant extant planning consent on the site. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.4 Brondeg	The western and southern parts of the site have outline planning permission for 33 dwellings (P/16/0344). The site is currently an allocated housing site in the adopted LDP.	Outline approval, 16/01/17
SW3.5 Erw Las	There is no relevant extant planning consent on the site.	N/A
SW3.6 Beacon Heights	A 0.54 hectare part of the site has been granted planning permission for 14 residential units (P/16/0165). The site is currently an allocated housing site in the adopted LDP.	Full approval, 04/04/17
SW3.7 Winchfawr	No relevant extant planning consent on the site. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.8 South of Castle Park	There is no relevant extant planning consent on the site. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.9 Cyfarthfa Mews	Planning consent P/16/0006 granted permission for 4 residential units on the site. Part of the site is currently an allocated housing site in the adopted LDP.	Full approval, 01/03/16
SW3.10	An ongoing application (P/16/0077) has been	Ongoing

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Site Name / Ref	Planning Status	Date Granted
Trevor Close	submitted for a residential development for 21 dwellings on the site.	
SW3.11 East Street, Dowlais	Although, there is no relevant extant planning consent on the site, the site historically contained housing and had the benefit of previously unimplemented planning permission for residential development. A recent planning application, for 12 dwellings, was refused permission and is currently being appealed.	N/A
SW3.12 St Johns Church	Planning consent (P/11/0031) granted permission for 20 flats.	Full approval, 30/06/11
SW3.13 Victoria House	Planning consent P/15/0042 granted permission for 25 residential units on the site.	Full approval, 02/04/15
SW3.14 Pen y Dre Fields	No relevant extant planning consent on the site. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.15 Goetre Primary School	No relevant extant planning consent on the site.	N/A
SW3.16 Former Merthyr Care Home	Planning consent P/16/0033 granted permission for 23 residential units on the site.	Full approval, 13/10/16
SW3.17 Haydn Terrace	No relevant extant planning consent on the site. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.18 Former St Peter & Paul Church, Abercanaid	Planning consent P/14/0193 granted permission for 13 residential units on the site.	Full approval, 13/11/14
SW3.19 Twynyrodyn	No relevant extant planning consent on the site. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.20 Former Mardy Hospital	Planning consent P/05/0157 granted permission for the development of the southwest area of the site for 114 dwellings. A number of applications have since been submitted concerning matters relating to the residential development. The site is currently an allocated housing site in the adopted LDP.	Full approval, 04/08/06

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Site Name / Ref	Planning Status	Date Granted
SW3.21 Bradley Gardens II	No relevant extant planning consent on the site. Part of the site is currently an allocated housing site in the adopted LDP.	N/A
SW3.22 Former St Tydfils Hospital	No relevant extant planning consent on the site. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.23 Miners Hall	No relevant extant planning consent on the site.	N/A
SW3.24 Former Ysgol Santes Tudful	Planning consent P/18/0242 granted outline permission for 10 residential units on the site.	Outline approval, 24/05/19
SW3.25 Sandbrook Place	Planning consent P/14/0256 granted outline planning consent for 12 dwellings, consisting of self-build plots. A number of further consents relate to the individual plots with several of the dwellings nearing completion.	Outline approval, 19/11/14
SW3.26 Project Riverside	Planning consent P/17/0345 granted permission for the residential development of the site for 153 dwellings. The site is part of an allocated housing site in the adopted LDP.	Full approval, 31/01/18
SW3.27 Railway Close, Walters Terrace	Planning consent P/15/0324 granted permission for the residential development of the site for 23 dwellings.	Full approval, 10/12/17
SW3.28 Opposite Kingsley Terrace	The entire site benefits from outline permission (P/15/0259) for 12 dwellings, with full planning permission for 8 dwellings granted on part of the site in 2018 (P/17/0245).	Full approval, 10/01/18
SW3.29 Adjacent to Manor View, Trelewis	Part of the site benefits from outline permission for residential development for 168 dwellings. Planning consent P/15/0053 and current planning application P/18/0304, relate to an extension of time for the commencement of the development allowed as part of planning consent P/10/0078. Part of the site is currently an allocated housing site in the adopted LDP.	Outline approval, 25/06/19
SW3.30 Stormtown, Trelewis	No relevant extant planning consent on the site.	N/A

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Site Name / Ref	Planning Status	Date Granted
SW3.33 Cilhaul	No relevant extant planning consent on the site. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.34 Twynygarreg/Oaklands	No relevant extant planning consent on the site. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.35 Clwydyfagwr	Existing planning application (P/18/0316) seeks permission for a residential development comprising 40 units. The site is currently an allocated housing site in the adopted LDP.	N/A
SW3.36 P&R Motors, Pentrebach	P/19/0088 - Residential development of 22 dwellings (renewal of permission P/16/0057).	Outline approval, 08/07/19
SW3.37 Land south of Bryniau Road, Pant	P/18/0392 -- Residential development of 26 dwellings.	Outline approval, 06/02/19
SW3.38 Land North Of Ty Llwyd, Incline Top	P/14/0198 - Residential development of 11 dwellings with associated access.	Outline approval, 24/01/18
SW3.39 Y Goedwig, Cardiff Road, Treharris	P/17/0294 -- Demolition of existing dwelling (Y Goedwig) and erection of 22 dwellings with associated access road. P/17/0365 – Application to vary Condition 1 of outline permission P/14/0071 to allow an additional 3 years for a Reserved Matters application to be submitted.	Full approval, 14/02/18 Outline approval, 04/02/18

Appendix 1: Additional Site Allocation Plans and Assessments

Merthyr Tydfil Local Development Plan 2016-2031

Enw'r Safle / Site Name Bryniau Road, Pant

Rhif Safle / Site Number SW3-37

Ward / Ward Dowlais

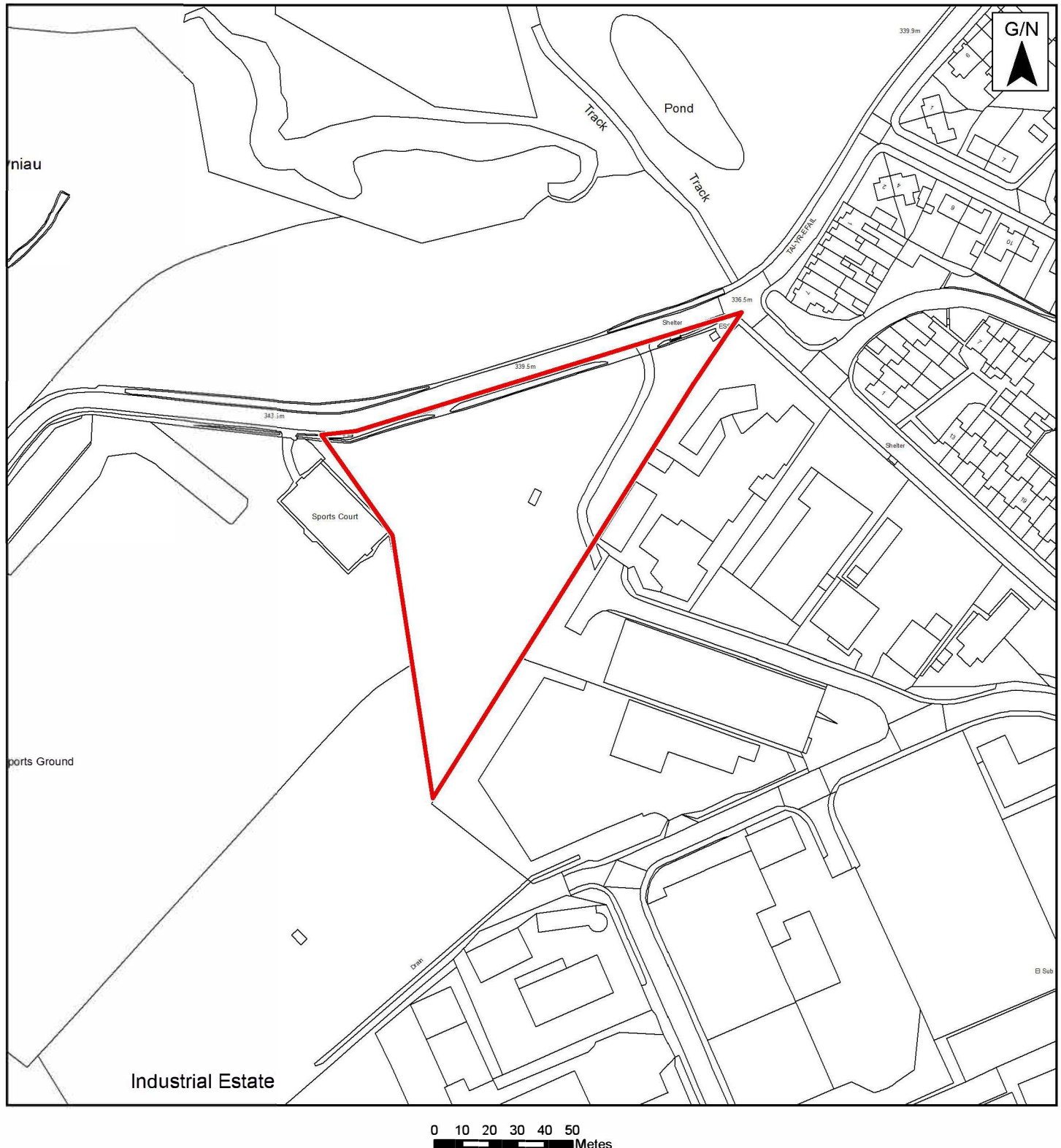
Maint y Safle (Ha) / Site Size (Ha) 0.97

Defnydd Cyfredol / Current Use Vacant / Grazing Land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 305900

Gogleddiad / Northing 208892



SITE DETAILS		
Site Reference:		Representor Number: Committed Site
Site Address:	Land at Bryniau Road, Pant	
Area (Ha):	0.96	
Current Use(s):	Grazing land	
Proposed Use(s):	Residential (26 dwellings)	
OWNERSHIP		
Is the site wholly in the ownership of the proposer?	Yes (Paul Brogden)	
If not, are all other land owners aware of this submission?	N/A	

STAGE 2 SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Green-field	The site is undeveloped grazing land.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site is located within Pant in the main settlement of Merthyr Tydfil.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within 800m walking distance to local school, shops and services, and bus stops in Pant.

Is the site currently accessible from the existing highway network?	Yes	The site is accessible from the adopted highway of Bryniau Road, although improvements may be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	N/A
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	Yes	The site is located in the Merthyr Tydfil landscape of outstanding historic interest.
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	No	N/A
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is adjacent to Pant Industrial Estate which will need to be considered. Other residential areas are also located in this area.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site is within 10 metres of the Bryniau SINC however this is not anticipated to be insurmountable.
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	Whilst the site is undeveloped / grazing land it is located adjacent to an existing industrial estate which has an extensive history of industrial use (e.g. chemical works). Therefore, precautionary ground investigations would be required.
Is the site affected by any existing planning designations or permissions?	Yes	There are no existing planning designations that apply to the site however outline planning consent (application P/18/0392) has been granted for residential development.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (e.g. topography, access, severe slope, vegetation cover etc.)	Yes	The site slopes down from the north to the south, with a steep embankment along the northern boundary. As such, the site is accessible, however, it is at a lower level than the adjoining highway, so levelling works may be required for an appropriate access.

WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply, including affordable housing, in the Primary Growth Area and CIL contributions.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Whilst the site was not been promoted as a candidate site earlier in the LDP process, deliverability work has been undertaken by the landowner to secure outline planning consent for residential development (planning application P/18/0392).
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	N/A
SITE APPRAISAL SUMMARY		
The site is an undeveloped area of grazing land. The site is accessible from an adopted highway and adjoins the main settlement of Merthyr Tydfil. The site slopes down from the north to the south, with an embankment along the northern boundary. Development of the site would provide a logical small scale development within the existing settlement boundary. Whilst some constraints have been identified these are not considered to be untypical for the area or insurmountable.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers at part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.

Water/Sewerage	The site lies in the DCWW Cilfynydd wastewater treatment works area. No objection received to planning application, subject to a condition relating to foul and surface water and land drainage.	A scheme for the disposal of foul and surface water needs to be submitted, agreed and implemented.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	N/A
Highways (including drainage)	No objection to planning application, subject to conditions relating to visibility splays, ground investigation, drainage, road safety audit & access details.	Appropriate schemes and details need to be submitted, agreed & implemented.
Environmental Health	No objection received.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Planning application P/18/0392 granted outline permission for a residential development and associated access on 28/03/18. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

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Site Sustainability Appraisal

Candidate

Site Ref.

LDP

Policy

Ref. SW3

Site Bryniua Road, Pant

Ward Dowlais

Current Grazing land

Proposed Residential

Co-ords 305895, 208898

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is located within reasonable walking distance (800m) of the local shops, services and school in Pant.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and with the settlement of Pant. Development would support the character and identity of a community by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance of 3 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

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5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.96 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service and is within 100m of an Active Travel Route. However it is not within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and will not result in the loss of best and most versatile agricultural land.

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12	To maintain and enhance biodiversity and ecosystem connectivity.	0	The site is not in within any locally or nationally designated biodiversity areas. However, it is in close proximity to the Bryniaus SINC. Developments at the site is not likely to contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within or in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality,
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within or within close proximity to the site. Development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site option has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary, is not within a draft SLA.

Merthyr Tydfil Local Development Plan 2016-2031

Enw'r Safle / Site Name Incline Top

Rhif Safle / Site Number SW3-38

Ward / Ward Town

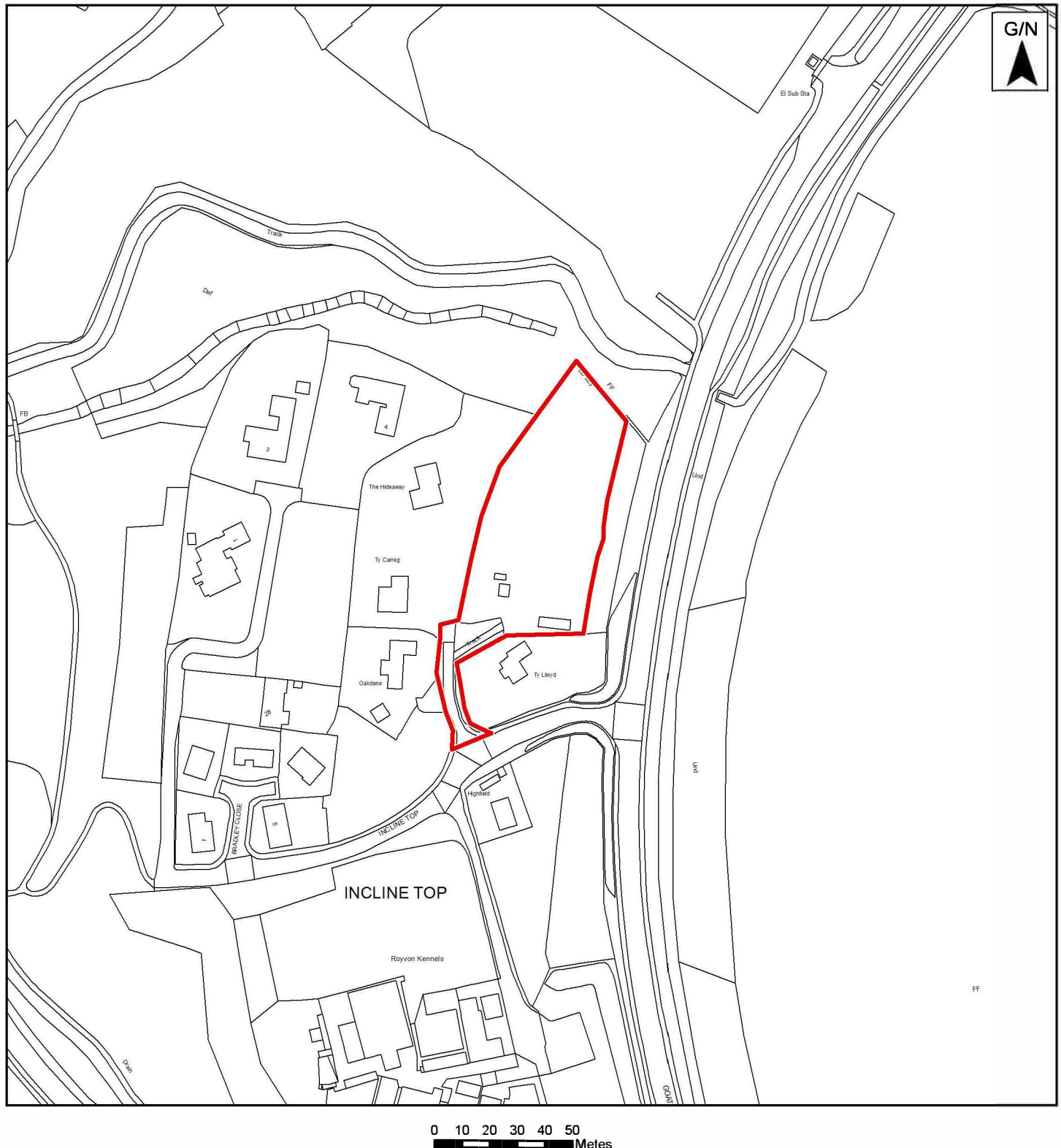
Maint y Safle (Ha) / Site Size (Ha) 0.42

Defnydd Cyfredol / Current Use Vacant / Grazing Land

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 306011

Gogleddiad / Northing 206988



SITE DETAILS			
Site Reference:		Representor Number :	Committed Site
Site Address:	Incline Top Town		
Area (Ha):	0.42 ha		
Current Use(s):	Vacant land		
Proposed Use(s):	Residential (11 dwellings)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Mr Zac Smith)	
If not, are all other land owners aware of this submission?		N/A	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Brownfield	The site was reclaimed land as part of former East Merthyr land reclamation scheme.
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	N/A
Is the site within an existing settlement?	Yes	The site lies within the settlement boundary for Merthyr Tydfil within proximity to the community of Penyard and the smaller residential area of Incline Top.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The settlement is within walking distance of some of the schools, shops, bus stops and other local services of Penyard and Penydarren.
Is the site currently accessible from the existing highway network?	Yes	The site is accessed from the adopted highways Goatmill Road and Incline Top.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	However, GGAT have noted that there is the potential for significant industrial remains relating to an engine house and ancillary buildings. A programme of archaeological work needs to be submitted, agreed and implemented as part of the application.
Is the site located within or adjacent to a Conservation	Yes	The site is within a Landscape of historic interest.

Area, Registered Historic Park and Garden or Historic Landscape?		
Is the site located within a mineral safeguarding area?	No	N/A
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	There are mature trees on the site.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	The site is located in close proximity to the Goatmill Road industrial/commercial area although it is physically separated by Goatmill Road and existing tree cover / landscaping. Existing residential development adjoins the site.
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	No	N/A
Will the proposal involve the removal of trees with TPO or ancient woodland?	No	N/A
Is there a possibility that the site is contaminated?	Yes	The site is part of the East Merthyr reclamation area. Some of the area has been remediated by the opencast mining. Although this will reduce hydrocarbons it will not address all contaminants.
Is the site affected by any existing planning designations or permissions?	Yes	Planning application P/14/0198 granted outline permission for a residential development and associated access on 28/03/18.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	N/A
Is the topography of the land suitable for development? Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)	Yes	No relevant physical constraints.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	N/A
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development	Yes	Whilst the site was not been promoted as a candidate site earlier in the LDP process, deliverability work has been undertaken by the landowner to secure outline planning consent for residential development (planning application P/14/0198).

viability appraisals)		
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	N/A
SITE SUITABILITY SUMMARY		
This site is part of a wider area of reclaimed land, which has recently been granted outline planning permission for residential development. It is located close to existing residential areas and is within the settlement boundary for Merthyr Tydfil. The site is potentially contaminated and may contain historical remains.		

STAGE 2 INFRASTRUCTURE ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	N/A
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers at part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	The site lies in the DCWW Cilfynydd wastewater treatment works area. No objection to planning application, subject to a condition relating to foul, surface water and land drainage.	A scheme for the disposal of foul and surface water needs to be submitted, agreed and implemented.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	N/A
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough. CIL receipts could also be used for future educational improvements.	N/A
Highways (including drainage)	No objection to planning application, subject to a condition relating to access and drainage details.	Scheme for proposed access and footways needs to be submitted, agreed and implemented.
Environmental Health	No objection to planning application, subject to conditions relating to potential land contamination.	An assessment of the nature and extent of contamination needs to be submitted and approved, with any necessary remedial actions undertaken.
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. Planning application P/14/0198 has been granted outline permission for residential development and associated access on 28/03/18. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing within the Primary Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

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

HEARING 4 – ACTION POINT 3 RESPONSE

Site Sustainability Appraisal

Candidate

Site Ref.

LDP

Policy

Ref. SW3.

Site Incline Top

Ward Town

Current Vacant land

Proposed Residential

Co-ords 306012, 206991

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	+	The site is within 800m of some of the local services, facilities and schools of Penyard & Penydarren.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and within the Incline Top/Goatmill Road area, which has a smaller residential element. Development would support the character and identity of an area by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	

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HEARING 4 – ACTION POINT 3 RESPONSE

4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance of 4 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.
5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The area of the site is 0.42 Ha.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	+	The site is within reasonable walking distance to bus stops (400m) with a frequent service & within 100m of an active travel route or key pedestrian/cycling route. The site is not within 800m of a train station.
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.

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REPLACEMENT LOCAL DEVELOPMENT PLAN 2016 -2031**

HEARING 4 – ACTION POINT 3 RESPONSE

10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	+	The site is brownfield land and will not result in the loss of best and most versatile agricultural land.
12	To maintain and enhance biodiversity and ecosystem connectivity.	0	Development at the site is not likely to have negative effects on any nationally or locally designated biodiversity, contribute towards a severance of green and blue infrastructure or impede the migration of biodiversity. Potential for a neutral effect.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within or in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality,
14	To minimise the risk of flooding.	+	The site option is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	++	The site is brownfield and would not hinder the future extraction of safeguarded mineral resources.

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HEARING 4 – ACTION POINT 3 RESPONSE

16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are located within or in close proximity to the site. Development at the site option will have no significant effect. No heritage assets within the influence of proposed development
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gynradd Gymraeg Santes Tudful).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	+	The site is located within the existing settlement boundary, is not within a draft SLA and is brownfield land.

Merthyr Tydfil Local Development Plan 2016-2031

Enw'r Safle / Site Name Y Goedwig, Treharris

Rhif Safle / Site Number SW3-39

Ward / Ward Treharris

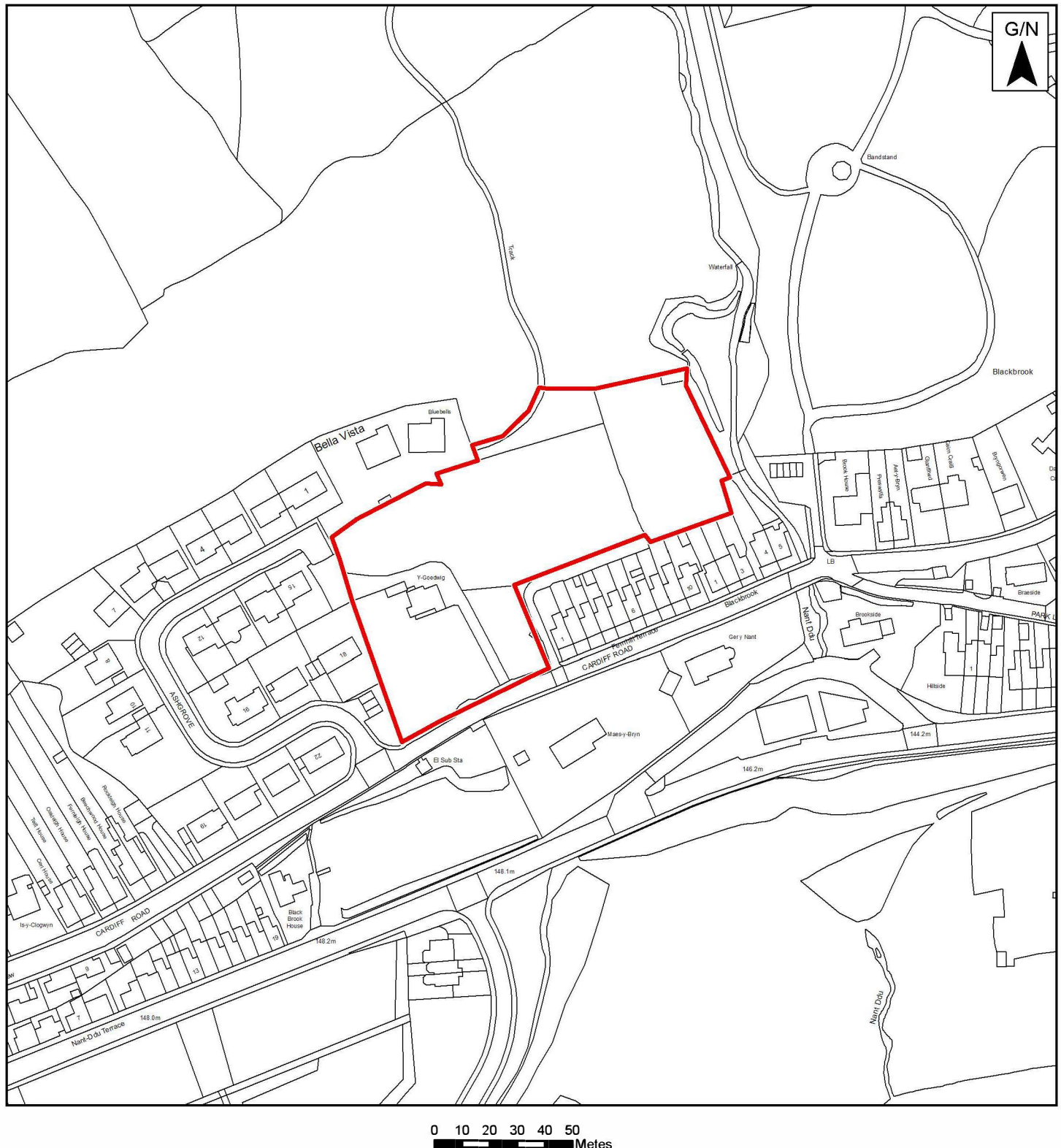
Maint y Safle (Ha) / Site Size (Ha) 0.93

Defnydd Cyfredol / Current Use Grass / Woodland

Defnydd Arfaethedig / Proposed Use Residential

Dwyreiniad / Easting: 309041

Gogleddiad / Northing 197012



SITE DETAILS			
Site Reference:		Representor Number:	Committed Site
Site Address:	Y Goedwig, Treharris		
Area (Ha):	0.93		
Current Use(s):	Residential (part) and Vacant Grass/Woodland		
Proposed Use(s):	Residential (22 dwellings)		
OWNERSHIP			
Is the site wholly in the ownership of the proposer?		Yes (Mr Tuck)	
If not, are all other land owners aware of this submission?		n/a	

SITE SUITABILITY ISSUES		
LAND TYPE	YES/NO	COMMENTARY
Is the site greenfield or brownfield?	Greenfield	n/a
Is the site situated on BMV agricultural land? (Grades 1, 2 and 3a)	No	n/a
Is the site within an existing settlement?	Yes	The site is located within the settlement of Treharris in the Other Growth Area.
LOCATION AND ACCESSIBILITY	YES/NO	COMMENTARY
Is the site easily accessible to local services and facilities by public transport, walking and cycling?	Yes	The site is within 800m walking distance to the local school, shops and services, and bus stops in Treharris. Quakers Yard station is located approximately 750m walk from the site.

Is the site currently accessible from the existing highway network?	Yes	The site can be accessed from the adopted highway of Cardiff Road, although improvements may be required.
Is the site likely to affect the setting of a Listed Building or a Scheduled Ancient Monument?	No	n/a
Is the site located within or adjacent to a Conservation Area, Registered Historic Park and Garden or Historic Landscape?	No	n/a
Is the site located within a mineral safeguarding area?	No	n/a
Are there any other important features associated with the site, e.g. boundary walls or trees?	Yes	Part of the site contains TPOs and Ancient woodland designations that have been considered as part of the full planning application.
Is this site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	No	n/a
ENVIRONMENTAL	YES/NO	COMMENTARY
Is the site located within or adjacent to a European, National, regional or Local ecological designation?	Yes	The site is adjacent to the Treharris Park and Cardiff Road Woodlands SINC.
Will the proposal involve the removal of trees with TPO or ancient woodland?	Yes	Part of the site contains TPOs and Ancient woodland designations that have been considered as part of the full planning application.
Is there a possibility that the site is contaminated?	Yes	The site has unknown filled ground in an infilled stream. It has been used as allotments, which may have resulted in asbestos contamination.
Is the site affected by any existing planning designations or permissions?	Yes	Planning application P/17/0294 granted full permission for residential development on the site (22 dwellings). Planning application P/17/0365 varied Condition 1 of permission P/14/0071 to allow an additional 3 years for a Reserved Matters application to be submitted. Planning application P/14/0071 granted outline permission for residential development on the site.
PHYSICAL CONSTRAINTS	YES/NO	COMMENTARY
Is the site within a flood risk zone?	No	n/a
Is the topography of the land suitable for development?	Yes	The site comprises a mixture of slopes and plateaus, although it generally slopes

Does the site have any other physical constraints? (E.g. topography, access, severe slope, vegetation cover etc.)		downward from north to south.
WIDER BENEFITS	YES/NO	COMMENTARY
Are there other potential benefits associated with the development e.g. provision of community facilities?	No	The site is not considered to be of sufficient size to provide additional community benefits although development of the site would provide additional housing supply in the Other Growth Area.
DELIVERABILITY AND VIABILITY (Residential only)	YES/NO	COMMENTARY
Have reasonable steps been taken to demonstrate that the site is deliverable in the plan period and is viable? (e.g. any technical feasibility studies or development viability appraisals)	Yes	Whilst the site was not been promoted as a candidate site earlier in the LDP process, deliverability work has been undertaken by the landowner to secure full planning consent for residential development (planning application P/17/0294).
Is the site subject to any other key constraints that might affect the developable area or wider deliverability of the site?	No	n/a
SITE APPRAISAL SUMMARY		
The site is located within the settlement boundary for Treharris, within an existing residential area and in close proximity to local services and facilities. Quakers Yard station is located approximately 750m walk from the site. Whilst the topography of the site may be challenging, this is not considered to be insurmountable.		

STAGE 2 ASSESSMENT		
SERVICE PROVIDER	SUMMARY OF COMMENTS AND POTENTIAL ISSUES	MITIGATION NECESSARY
NRW	No comment.	n/a
Power	WPD have confirmed that they do not envisage any particular problems in relation to planned developments in the County Borough. Due to the dynamic nature of the local distribution network developers should contact WPD to obtain up-to-date and accurate information at the development planning stages.	Consultation with utility providers as part of detailed development proposals will be required to identify whether any protection measures or upgrades would be required.
Water/Sewerage	There are no issues in providing this site with a water supply. No objection to planning application, subject to a condition relating to foul and surface water and land drainage.	A scheme for the disposal of foul and surface water needs to be submitted, agreed and implemented.
Health	No health care capacity issues have been raised regarding the levels of proposed growth in the LDP.	n/a
Education	Sufficient capacity can be provided for future levels of planned growth within the County Borough.	n/a
Highways (including drainage)	No objection to planning application, subject to conditions relating to access, drainage, retaining works and structural design.	Appropriate schemes and details need to be submitted, agreed and implemented.
Environmental Health	No objection received.	N/A
Other internal consultees	No additional comments received.	N/A
OVERALL CONCLUSION AND NEXT STEPS	The site assessment has not identified any insurmountable constraints and development of the site is considered to be realistic and deliverable within the replacement LDP plan period. The site has full planning consent for 22 dwellings (P/17/0294) and associated access. Development of the site would contribute towards the Plan's housing and regeneration objectives (particularly objectives 1, 3, 4), providing an additional housing site within the Other Growth Area. The site is therefore recommended for allocation within the Deposit Plan.	

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

HEARING 4 – ACTION POINT 3 RESPONSE

Site Sustainability Appraisal

Candidate
Site Ref.
LDP Policy
Ref. SW3.
Site Y Goedwig, Treharris
Ward Treharris
Current Undeveloped grass/woodland
Proposed Residential
Co-ords 309046, 197022

	SA Objective	Score	Comments
1	To ensure that the community and social infrastructure needs of all residents and communities are met.	++	The site is within 800m of the local services, facilities & schools of Treharris.
2	To maintain and enhance community and settlement identities.	+	The site is located within the existing settlement boundary and within the settlement of Treharris. Development would support the character and identity of the area by enabling it to grow sustainably.
3	To support a sustainable level of population growth.	N/A	
4	To improve human health and well-being and reduce inequalities.	+	The site is located within reasonable walking distance of 5 typologies of open space (as specified & identified the Open Space Strategy), & has the potential to deliver new provision or an off-site contribution.

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HEARING 4 – ACTION POINT 3 RESPONSE

5	To meet the housing needs of all through a mix of dwelling tenures and types.	+	The site has the potential to provide new housing (less than 50 dwellings) & therefore has some potential to deliver a mix & range of dwelling types & tenures. The site measures approx. 0.93 hectares.
6	To improve the overall quality and energy efficiency of the housing stock.	N/A	
7	To enhance the attractiveness of the County Borough to support economic development.	N/A	
8	To reduce the need to travel and encourage sustainable modes of transport.	++	The site is within reasonable walking distance to bus stops (400m) with a frequent service. The site is also within 100m of an active travel route & within 800m of a train station
9	To ensure essential utilities and infrastructure are available to meet the needs of all.	++	Sufficient infrastructure headroom exists in all utilities and connections are straight forward.
10	To minimise efficiency use and optimise opportunities for renewable energy generation.	?	The site is not promoted for renewable or low carbon energy and it is unclear whether it has the potential to support renewable technologies.
11	To minimise the contribution to climate change whilst maximising resilience to it.	-	The majority of the site is greenfield and does not contain any best and most versatile agricultural land.

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HEARING 4 – ACTION POINT 3 RESPONSE

12	To maintain and enhance biodiversity and ecosystem connectivity.	?	Areas of TPOs/Ancient Woodland are within or in close proximity to the site. An element of uncertainty exists until more detailed lower level surveys and assessments have been carried out.
13	To minimise the demand for water and improve the water environment.	0	No water-courses or water-bodies are within or in close proximity to the site. The site option is unlikely to lead to any significant effects on water quality,
14	To minimise the risk of flooding.	+	The site is not located within an area of flood risk and is not at risk of surface water flooding.
15	To protect and conserve soil and safeguard mineral resources.	--	The majority of the site is greenfield and there is no clear mitigation for the impact on soil.
16	To protect and enhance of heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	0	No designated heritage assets are within or within close proximity to the site. Development at the site will have no significant effect.
17	To facilitate services and facilities that support distinctive local culture and the Welsh language.	+	Development at the site has the potential for minor positive effects because it is within the catchment of an existing Welsh language primary school (Ysgol Gymraeg Rhyd-y-grug).
18	To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	?	The site is located within the existing settlement boundary and within an existing settlement. However, the site is mainly greenfield. Additionally, a small part of the site is within a proposed SLA (with the site being adjacent to the SLA). An element of uncertainty exists until more detailed lower level assessments have been carried out.

Appendix 2: Consequential Changes to the Replacement LDP

Policy SW1: Provision of New Homes

To sustainably grow our population, 2,250 additional homes are required. To ensure these are delivered, provision is made for ~~2820~~ **2821** additional homes.

Dwelling Requirement

6.5.7 To facilitate the sustainable population growth of the LDP Strategy (growing to approximately 64,000 people by 2031), we have forecast that 2,250 new homes will be required over the Plan period. To ensure these homes are delivered, the LDP provides an additional flexibility allowance of approximately 25%, reflecting the focus of the strategy on using brownfield land. This flexibility allowance is considered appropriate as detailed in the Housing Supply background paper.

Components of Supply

- 6.5.9 The components of supply for the ~~2820~~ **2821** homes in the Deposit LDP will be:
- Allocations for housing land listed in Policy SW3: Sustainably Distributing New Homes.
 - A windfall contribution (details are included in Policy SW3).
 - Completions between 1.4.16 and 31.3.18.

Table 1 on page 26 outlines the components of supply in more detail and also states their distribution between growth areas.

HEARING 4 – ACTION POINT 3 RESPONSE

Affordable Housing

Policy SW2: Provision of Affordable Housing

During the plan period, development proposals will be expected to deliver up to ~~251~~ **253** affordable dwellings across the County Borough in order to contribute to the identified level of housing need.

...

6.5.15 The affordable housing target figure in Policy SW2 is indicative and relates only to those affordable homes secured through the planning system. The figure includes contributions from committed sites, additional housing from new allocations, and windfall sites as identified in Policy SW3. The affordable housing target is based on the housing requirement of 2250 dwellings, not the overall housing provision of ~~2820~~ **2821** dwellings. The components of the affordable housing target can be seen in Table 1 below.

Table 1 – Components of the Replacement LDP Affordable Housing Target

Component	Primary Growth Area	Other Growth Area	TOTAL
Commitments/ completions since LDP base date (1 st April 2016)	13	71	84
Contribution from remaining sites under Policy SW3, assuming compliance with Policy SW9	149 151	13	162 164
Contribution from windfall sites assuming compliance with Policy SW9	4	1	5
TOTAL	166 163	85	251 253

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HEARING 4 – ACTION POINT 3 RESPONSE

Distributing Housing Growth

Policy SW3: Sustainably Distributing New Homes

New homes will be concentrated within the main settlement of Merthyr Tydfil. The following sites are allocated for residential development within 'Primary Growth Area':

Site No.	Site Name	Dwellings	Indicative Delivery Timescale
1	Hoover Factory Site	440	2024 - 2031
2	Sweetwater Park, Trefechan	10	2017-2019
3	Upper Georgetown Plateau	50	2021-2023
4	Brondeg, Heolgerrig	50	2020-2024
5	Erw Las, Gellideg	10	2022
6	Beacon Heights, Swansea Road	20	2017-2022
7	Winchfawr, Heolgerrig	20	2024-2030
8	South of Castle Park	160	2026-2031
9	Cyfarthfa Mews, Swansea Road	19	2017-2019
10	Trevor Close, Pant	20	2020-2022
11	East Street, Dowlais	10	2020
12	St Johns Church, Dowlais	20	2019
13	Victoria House, Dowlais	19	2017
14	Pen Y Dre Fields, Gurnos	40	2025-2026
15	Goetre Primary School, Gurnos	120	2029-2031
16	Former General Hospital	20	2023
17	Haydn Terrace, Penydarren	40	2024-2026
18	Former St Peter and Paul Church, Abercanaid	13	2017
19	Twynyrodyn	150-120	2024-2028 <u>2021-2024</u>
20	Former Mardy Hospital, Twynyrodyn	114	2017-2022
21	Bradley Gardens 2, Penyard	100-90	2029-2031 <u>2025-2027</u>
22	Former St Tydfils Hospital	50	2022-2024
23	Former Miners Hall	12	2023
24	Former Ysgol Santes Tudful,	10	2022-2023
25	Sandbrook Place	12	2018-2021
35	Clwydyfagwr, Swansea Road	40	2022-2024
<u>36</u>	<u>P and R Motors, Pentrebach</u>	<u>22</u>	<u>2027-2028</u>
<u>37</u>	<u>Land South of Bryniau Road, Pant</u>	<u>26</u>	<u>2024-2027</u>
<u>38</u>	<u>Land North of Ty Llwyd, Incline Top</u>	<u>11</u>	<u>2023-2026</u>
	Sub Total	1569 <u>1578</u>	

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HEARING 4 – ACTION POINT 3 RESPONSE

New homes will also be directed to our other settlements of Troedyrhiw, Merthyr Vale and Aberfan, Bedlinog, and Edwardsville, Quakers Yard, Trelewis and Treharris. The following sites are allocated for residential development within the 'Other Growth Area':

Site No.	Site Name	Dwellings	Indicative Delivery Timescale
26	Project Riverside, Merthyr Vale	153	2020-2023
27	Walters Terrace, Aberfan	23	2018
28	Opposite Kingsley Terrace, Aberfan	12	2020-2022
29	Adjacent to Manor View, Trelewis	248	2017-2029
30	Stormtown, Trelewis	80	2023-2026
31	Cwmfelin, Bedlinog	30	2027-2029
33	Cilhaul, Treharris	30	2024-2025
34	Oaklands, Treharris	50	2025-2027
39	Y Goedwig, Edwardsville	22	2024-2026
	Sub Total	626 618	

Total Policy SW3 Allocations	2195 2196
------------------------------	-----------------------------

6.5.19 In accordance with the LDP Strategy and Policy SW1: Provision of New Homes, land has been allocated for ~~2195~~ **2196** dwellings over the Plan period on ~~34~~ **36** sites across the County Borough. All allocated sites will be expected to contribute to the range and choice of housing types within Merthyr Tydfil County Borough, and contribute to the need identified for affordable housing in Policy SW2, at the levels identified in Policy SW9: Planning Obligations.

HEARING 4 – ACTION POINT 3 RESPONSE

Distribution between the Primary and Other Growth Areas

6.5.23 Approximately 70% of new homes will be directed towards Merthyr Tydfil (Primary Growth Area), with the remaining 30% directed towards our other settlements, Troedyrhiw, Merthyr Vale and Aberfan, Bedlinog, Edwardsville, Quakers Yard, Trelewis and Treharris (Other Growth Area).

Table 2 – Components and distribution of housing supply as of 1st April 2018.

	Components of Housing Supply	Primary Growth Area	Other Growth Areas	Total
A	Total completions (small and large) 01.04.16 – 31.03.18	172	81	253*
B	Under construction	25	0	25
C	Units with planning permission or included in Category 2 of JHLAS (31.03.18)	75 86	271 293	346 379
D	New Housing Allocations	1342 1340	282 252	1624 1592
E	Large windfall sites (13 years remaining)	219	93	312
F	Small windfall sites (13 years remaining)	182	78	260
G	Total Housing Provision	2015 2024 (71.7%)	805 797 (28.3%)	2820 2821
*200 of 253 completions to 31 st March 2018 have taken place on allocations				

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

HEARING 4 – ACTION POINT 3 RESPONSE

Appendix 1 – Site Allocation Details

	No of units
<u>SW3.37 – Land South of Bryniau Road, Pant</u>	<u>26</u>
<p><u>This 0.96 hectare greenfield site lies within the settlement of Pant. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</u></p> <p><u>The development of the site is expected to deliver 26 dwellings. Access could be provided from the adopted highway of Bryniau Road to the North of the site. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</u></p> <p><u>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</u></p> <p><u>The site is situated in close proximity to the Bryniau SINC and lies within the Merthyr Tydfil Landscape of Outstanding Historic Interest.</u></p> <ul style="list-style-type: none"> <u>• A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the local highway network improvements required.</u> <u>• A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</u> <u>• An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</u> <p><u>The site is projected to deliver an initial 7 units in 2023/2024, with completion of the development taking place in 2026/2027.</u></p>	

	No of units
<u>SW3.38 – Land North of Ty Llwyd, Incline Top</u>	<u>11</u>
<p><u>This 0.42 hectare brownfield site lies within the settlement of Incline Top. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</u></p> <p><u>The development of the site is expected to deliver 11 dwellings. Access could be provided from the highway at Incline Top to the South. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</u></p> <p><u>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</u></p> <p><u>The site is situated within the Merthyr Tydfil Landscape of Outstanding Historic Interest and GGAT have advised that there is the potential for industrial remains on site.</u></p>	

HEARING 4 – ACTION POINT 3 RESPONSE

- A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the local highway network improvements required.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- Significant areas of the site lie in a Development High Risk Coal Area. A coal mining risk assessment will therefore be required.
- An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.
- A programme of archaeological work will be required to be agreed as part of any development proposals.

The site is projected to deliver units between 2022/2023 and 2025/2026.

	No of units
SW3.39 – Y Goedwig, Edwardsville	22
<p><u>This 0.93 hectare Greenfield site lies within the settlement of Edwardsville. The site is in private ownership. Given the site's location, size and proposed use, it would contribute to the aims and objectives of the plan and is consistent with the Plan's Spatial Strategy.</u></p> <p><u>The development of the site is expected to deliver 22 dwellings. Access could be provided from the adopted highway of the B4254 to the south. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</u></p> <p><u>The Council's Engineers have advised that the principle of development is considered acceptable. There is existing highway access available immediately adjacent to the site although local improvements are likely to be required.</u></p> <p><u>The site is situated adjacent to the Treharris Park and Cardiff Road Woodland SINC. Links to the adjacent open space should be maintained/improved as part of any development proposals.</u></p> <ul style="list-style-type: none"> • <u>A Road Safety Audit/Transport Assessment (dependent on the exact nature of proposals) should be carried out to identify the local highway network improvements required.</u> • <u>A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.</u> • <u>An Ecological Impact Assessment will be required in order to ascertain any potential mitigation, compensation and/or enhancement required.</u> <p><u>The site is projected to deliver dwellings between 2023/2024 and 2025/2026.</u></p>	

HEARING 4 – ACTION POINT 3 RESPONSE

Appendix 6 – Infrastructure Schedule

The following table highlights the pieces of infrastructure that are required in order to deliver the housing and employment allocations included in the Plan. Information is included in regard to the types of infrastructure works required; indicative costs and anticipated timescales for delivery. This schedule should be considered alongside Appendix 1 – Site Allocation Details.

Table 1: Site Specific Infrastructure

Housing Allocations

<u>Policy Ref. / Site Name</u>	<u>Total Dwellings</u>	<u>Item</u>	<u>Indicative Cost</u>	<u>Funding Source</u>	<u>Delivery Mechanism</u>	<u>Timescales</u>
<u>Policy SW3.37 Land South of Bryniau Road, Pant</u>	<u>26</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required at the site.</u>	<u>£0 - £50,000</u>	<u>Developer. Necessary works will be negotiated and conditioned through the planning application process.</u>	<u>Developer will be required to deliver infrastructure as part of construction of housing development</u>	<u>Alongside delivery of housing units on site. Scheduled for 2023/24</u>
<u>Policy SW3.38 Land North of Ty Llwyd, Incline Top</u>	<u>11</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required at the site.</u>	<u>£0 - £50,000</u>	<u>Developer. Necessary works will be negotiated and conditioned through the planning application process.</u>	<u>Developer will be required to deliver infrastructure as part of construction of housing development</u>	<u>Alongside delivery of housing units on site. Scheduled for 2022/23</u>
<u>Policy SW3.39 Y Goedwig, Edwardsville</u>	<u>22</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Minor highway network improvements required at the site.</u>	<u>£0 - £50,000</u>	<u>Developer. Necessary works will be negotiated and conditioned through the planning application process.</u>	<u>Developer will be required to deliver infrastructure as part of construction of housing development</u>	<u>Alongside delivery of housing units on site. Scheduled for 2023/24</u>