

Appendix: Schedule of Matters Arising Changes

MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
MAC1	Contents Page	<p>Contents</p> <p>Section</p> <ol style="list-style-type: none"> 1. Introduction 2. Context and Key issues 3. LDP vision and objectives 4. LDP Strategy 5. Key Diagram 6. LDP Policies and Proposals 7. Monitoring Framework <p>Appendices</p> <p>Appendix 1 – Site Allocations</p> <p>Appendix 2 – Housing Trajectory and Land Supply</p> <p>Appendix 4 3 – List of <u>Qualifying features for</u> Sites of Importance for Nature Conservation <u>and Regionally Important Geological Sites</u> within Merthyr Tydfil <u>County Borough</u></p> <p>Appendix 5 4 – Listed Buildings and Structures in Merthyr Tydfil County Borough</p> <p><u>Appendix 5 - Infrastructure Schedule</u></p> <p><u>Appendix 6 - Open Space Standards</u></p> <p>Appendix 3 7 – Glossary and Interpretation</p>	Consequential changes due to additional Appendices.	Refer to Appendices Table below.	Refer to Appendices Table below.
MAC2	Page 1 & 2 Introduction	1.11 The <u>Local Development Plan</u> 'Deposit Plan' consists of a Written Statement <u>and</u> Proposals Map and Constraints Map dated June 2018. The Written Statement sets out local planning policies, land	To clarify that the Constraints Map does not form part of	Constraint s Map and Proposals	Council's letter to Inspector dated 9 th May 2019

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		use allocations and associated justification. It also contains a monitoring framework. The Proposals Map illustrates the land use allocations and planning designations proposed in the Plan. The <u>Plan is also accompanied by a separate Constraints Map, dated June 2018, that</u> illustrates existing identified environmental designations and other physical constraints. It should be noted that the Constraints Map is correct at the time of publication and <u>may be updated in the future. It</u> is for indicative purposes <u>only</u> . and d Detailed development proposals should be informed by up-to-date constraints information from the responsible designating authority such as Natural Resources Wales, Welsh Government or Cadw.	the development plan and is a separate supplementary document.	Map	(ED007).
MAC3	Page 20 Improving economic well-being (LDP Objectives 12 – 18) Paragraph 4.40	4.40 The Town Centre, particularly, is seen as a key asset and will continue to form the lynchpin for regeneration. The strategy reflects the need to continue town centre regeneration and will aim to capitalise on the extra spending power attracted to Merthyr Tydfil through edge-out edge-out-of-centre developments such as the Cyfarthfa Retail Park and Trago Mills. Fundamental to the success of this approach is ensuring that the retail offer in each of these locations is kept sufficiently distinct so as not to undermine the vitality and viability of the town centre. Furthermore it provides support for the tourism sector and for the retailing role of the town and local centres.	To clarify their status at as out-of-centre-locations. Up-date reference.	AP5.3	Hearing Session 5. 5.3 (d) (i & ii) Retail Hierarchy and Centres (Policy EcW6).
MAC4.1	Page 23 Policy SW1: Provision of New Homes	<u>Policy SW1: Provision of New Homes</u> To sustainably grow our population, 2,250 additional homes are required. To ensure these are delivered, provision is made for 2820 <u>2821</u> additional homes.	Consequential change related to the delivery of the Plan in relation to changes made to the allocated	AP4.3	Hearing Session 4 4.2 (b) & (e) Housing allocations

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			housing sites.		
MAC4.2	Page 23 Components of Supply Paragraph 6.5.9	6.5.9 4.8 The components of supply for the 2820 2821 homes in the Deposit LDP will be: <ul style="list-style-type: none"> • 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. 	Consequential change related to the delivery of the Plan in relation to changes made to the allocated housing sites.	AP4.3	Hearing Session 4 4.2 (b) & (e) Housing allocations
MAC4.3	Page 24 Policy SW2: Provision of Affordable Housing	<u>Policy SW2: Provision of Affordable Housing</u> 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.	Consequential change related to the delivery of the Plan in relation to changes made to the allocated housing sites.	AP4.3	Hearing Session 4 4.2 (b) & (e) Housing allocations
MAC4.4	Page 25 Policy SW2: Provision of Affordable Housing	6.5.14 4.13 The Council's Viability Assessment (2018) prepared to inform the LDP assessed the ability of new residential developments throughout the County Borough to provide an element of affordable housing within schemes, concluding that new residential developments in Merthyr Tydfil can provide 10% affordable housing in the Primary Growth Area, and 5% in the Other Growth Area. These requirements are reflected in Policy SW9: Planning Obligations <u>and indicate the levels of affordable housing that can be provided through the planning system in Merthyr Tydfil County Borough.</u>	To provide additional clarity regarding the levels of affordable housing to be delivered through the planning system.	Page 4 of Council's Statement for Hearing Session 9.	Hearing Session 9. 9.3 a. (ii) Other Matters
MAC4.5	Page 25 Affordable Housing Paragraph	6.5.15 4.14 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	Consequential change related to the delivery of the Plan in relation to	AP4.3	Hearing Session 4 4.2 (b) & (e) Housing allocations

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	6.5.15 & Table 1 Components of the Replacement LDP Affordable Housing Target	<p>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.</p> <p><i>Table 1 – Components of the Replacement LDP Affordable Housing Target</i></p> <table><tr><td>Component</td><td>Primary Growth Area</td><td>Other Growth Area</td><td>TOTAL</td></tr><tr><td>Commitments/ completions since LDP base date (1st April 2016)</td><td>13</td><td>71</td><td>84</td></tr><tr><td>Contribution from remaining sites under Policy SW3, assuming compliance with Policy SW9</td><td>149 151</td><td>13</td><td>162 164</td></tr><tr><td>Contribution from windfall sites assuming compliance with Policy SW9</td><td>4</td><td>1</td><td>5</td></tr><tr><td>TOTAL</td><td>166 168</td><td>85</td><td>251 253</td></tr></table>	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	166 168	85	251 253	changes made to the allocated housing sites.		
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TOTAL	166 168	85	251 253																						
MAC4.6	Page 26 Policy SW2: Provision of Affordable Housing	6.5.16 4.15 Social Housing Grant (SHG) has helped to deliver a significant number of affordable homes in the County Borough, but factoring in a contribution from SHG has not been included in this policy target as this would assume the continuation of similar levels of SHG than previous years <u>If grant funding does facilitate the delivery of higher levels of affordable housing in the future,</u>	To provide additional clarity regarding the delivery of affordable housing led sites.	Page 3 of Council's Statement for Hearing Session 9.	Hearing Session 9. 9.3 a. (i) Other Matters																				

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		<u>affordable housing led proposals, for example schemes with at least 50% affordable housing, would be supported.</u>																																																																																							
MAC4.7	Pages 26 - 27 Policy SW3 Sustainably Distributing New Homes Page Policy SW3	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':	Consequential change related to the delivery of the Plan in relation to changes made to the allocated housing sites.	AP4.3	Hearing Session 4 4.2 (b) & (e) Housing allocations – specific (Policy SW3.																																																																																				
		<table><tr><th>Site No.</th><th>Site Name</th><th>Dwellings</th><th>Indicative Delivery Timescale</th></tr><tr><td>1</td><td>Hoover Factory Site</td><td>440</td><td>2024 - 2031</td></tr><tr><td>2</td><td>Sweetwater Park, Trefechan</td><td>10</td><td>2017-2019</td></tr><tr><td>3</td><td>Upper Georgetown Plateau</td><td>50</td><td>2021-2023</td></tr><tr><td>4</td><td>Brondeg, Heolgerrig</td><td>50</td><td>2020-2024</td></tr><tr><td>5</td><td>Erw Las, Gollideg</td><td>10</td><td>2022</td></tr><tr><td>6</td><td>Beacon Heights, Swansea Road</td><td>20</td><td>2017-2022</td></tr><tr><td>7</td><td>Winchfawr, Heolgerrig</td><td>20</td><td>2024-2030</td></tr><tr><td>8</td><td>South of Castle Park</td><td>160</td><td>2026-2031</td></tr><tr><td>9</td><td>Cyfarthfa Mews, Swansea Road</td><td>19</td><td>2017-2019</td></tr><tr><td>10</td><td>Trevor Close, Pant</td><td>20</td><td>2020-2022</td></tr><tr><td>11</td><td>East Street, Dowlais</td><td>10</td><td>2020</td></tr><tr><td>12</td><td>St Johns Church, Dowlais</td><td>20</td><td>2019</td></tr><tr><td>13</td><td>Victoria House, Dowlais</td><td>19</td><td>2017</td></tr><tr><td>14</td><td>Pen Y Dre Fields, Gurnos</td><td>40</td><td>2025-2026</td></tr><tr><td>15</td><td>Goetre Primary School, Gurnos</td><td>120</td><td>2029-2031</td></tr><tr><td>16</td><td>Former General Hospital</td><td>20</td><td>2023</td></tr><tr><td>17</td><td>Haydn Terrace, Penydarren</td><td>40</td><td>2024-2026</td></tr><tr><td>18</td><td>Former St Peter and Paul Church, Abercanaid</td><td>13</td><td>2017</td></tr><tr><td>19</td><td>Twynyrodyn</td><td>150120</td><td>2024-2028 2021-2024</td></tr><tr><td>20</td><td>Former Mardy Hospital,</td><td>114</td><td>2024-2028</td></tr></table>	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, Gollideg	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 2021-2024	20	Former Mardy Hospital,	114	2024-2028	Consequential change related to the delivery of the Plan in relation to changes made to the allocated housing sites.	AP4.3	Hearing Session 4 4.2 (b) & (e) Hearing Session 3 3.2 (b) and (c)
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			Twynyrodyn					
		21	Bradley Gardens 2, Penyard	100-90	2029-2031 2025-2027			
		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			
		36	<u>P and R Motors, Pentrebach</u>	22	2027-2028			
		37	<u>Land South of Bryniau Road, Pant</u>	26	2024-2027			
		38	<u>Land North of Ty Llwyd, Incline Top</u>	11	2023-2026			
			<u>Sub Total</u>	1569 1578				
		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 (FC8)			
		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 2028-2031			
		31	Cwmfelin, Bedlinog	30	2027-2029			
		33	Cilhaul, Treharris	30	2024-2025			
		34	Oaklands, Treharris	50	2025-2027			
		39	<u>Y Goedwig, Edwardsville</u>	22	2024-2026			
			Sub Total	626 618				

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		<table><tr><td>Total Policy SW3 Allocations</td><td>21952196</td></tr></table>				Total Policy SW3 Allocations	2195 2196																					
Total Policy SW3 Allocations	2195 2196																											
MAC4.8	Page 27 Distributing Housing Growth Paragraph 6.5.19	6.5.19 4.18 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.				Consequential change related to the delivery of the Plan in relation to changes made to the allocated housing sites.	AP4.3	Hearing Session 4 4.2 (b) & (e) Hearing Session 3 3.2 (b) and (c)																				
MAC5	Page 28 <i>Distribution between the Primary and Other Growth Areas</i>	Table 2 – Components and distribution of housing supply as of 1 st April 2018. <table><tr><td></td><td>Components of Housing Supply</td><td>Primary Growth Area</td><td>Other Growth Areas</td><td>Total</td></tr><tr><td>A</td><td>Total completions (small and large) 01.04.16 – 31.03.18</td><td>172</td><td>81</td><td>253*</td></tr><tr><td>B</td><td>Under construction</td><td>25</td><td>0</td><td>25</td></tr><tr><td>C</td><td>Units with planning permission or included in Category 2 of JHLAS (31.03.18)</td><td>7586</td><td>271293</td><td>346379</td></tr></table>					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	Consequential change related to the delivery of the Plan in relation to changes made to the allocated housing sites.	AP4.3	Hearing Session 4 4.2 (b) & (e)
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A	Total completions (small and large) 01.04.16 – 31.03.18	172	81	253*																								
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		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							
MAC6	Page 30 Settlement Boundaries Policy SW4: Settlement Boundaries	<u>Policy SW4: Settlement Boundaries</u> To encourage development within urban areas, support the re-use of previously developed land, and to protect and support the functioning of our rural economy and the countryside, settlement boundaries will be defined as follows: Primary Growth Area: <ul style="list-style-type: none">Merthyr TydfilTrefechan Other Growth Areas: <ul style="list-style-type: none">TroedyrhiwAberfan and Merthyr ValeQuakers Yard, Edwardsville, Treharris and TrelewisBedlinog Outside defined settlement boundaries, proposals will be regarded as 'countryside development' and will not be permitted unless the development:- <ul style="list-style-type: none">is for the purposes of agriculture or forestry;is associated with rural enterprises or the winning and working of minerals;				To clarify the approach to assessing tourism, leisure and recreation development and complementary development outside settlement boundaries.	AP2.1 AP5.1	Hearing Session 2. 2.1 (b) Plan Strategy (including Policies SW4 and SW5). Hearing Session 5. 5.5 (b & c) Tourism Development (Policy EcW7).	

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		<ul style="list-style-type: none"> • is for the re-use, adaptation, or replacement of rural buildings and dwellings; • supports the expansion of an existing business in the countryside; • is for low impact tourism, recreation or leisure facilities <u>or complementary development where the need for a countryside location is fully justified</u> in accordance with Policy EcW7; • is for the provision of public utilities, infrastructure or waste management • facilities that cannot reasonably be located elsewhere; • is required for the reclamation or treatment of unstable or contaminated land; • is for renewable energy in accordance with Policy EcW8; • is for affordable housing in accordance with Policy SW5; • or is low impact One Planet Development. <p>Where 'countryside development' is acceptable in principle, the proposal must also satisfy other relevant plan policies.</p>			
MAC7	Page 31 Supporting Sustainable Rural Communities:	<p><i>Supporting Sustainable Rural Communities</i></p> <p>6.5.31 <u>4.30</u> Whilst recognising the general presumption of protection of the Countryside, we also understand that a working countryside can provide a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of economic development. <u>This could include tourism, recreation, leisure facilities or complementary development where the need for the countryside location has been fully justified and it has been demonstrated that the proposal would satisfy all other policy requirements. Complementary tourism, leisure and recreation development could include, for example, visitor accommodation and new access.</u></p>	To align with proposed changes to Policies SW4 Settlement Boundaries and EcW7 Tourism, leisure and Recreation Development.	AP2.1	Hearing Session 2. 2.1 (b) Plan Strategy (including Policies SW4 and SW5). Hearing Session 5. 5.5 (c) Tourism Development (Policy EcW7).
MAC8	Page 31	6.5.32 Details on what is considered 'low impact tourism' can be found	To align with MAC's	AP6.1	Hearing Session 6.

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	Supporting Sustainable Rural Communities: Paragraph 6.5.32	in Policy EcW7.	to Policy SW4 Settlement Boundaries.		6.3 Policy EnW3
MAC9	Pages 33 - 34 Policy SW6: Hoover Strategic Regeneration Area	<p><u>Policy SW6: Hoover Strategic Regeneration Area</u></p> <p>The Hoover Strategic Regeneration Area is identified to facilitate a major mixed-use development comprising of:</p> <ul style="list-style-type: none"> • 440 new homes, • Local convenience retail provision of 409 400 sqm, • New employment development on 1.5 hectares of land, • Pentrebach Station Park and Ride, • Provision of a new footbridge/cycle bridge to Abercanaid; and • Safeguarded land for a new Metro station, <u>and</u> • <u>A minimum of 1.79 ha of open space.</u> <p>Development proposals will be required to incorporate the following sustainable placemaking design principles:</p> <p>Movement</p> <ul style="list-style-type: none"> • Integrate a park and ride at an upgraded Pentrebach Metro station that acts as an attractive gateway to the HSRA and Merthyr Tydfil. • Integrate the existing railway via a green landscape corridor, and safeguard land for a future Metro station in the north of the <u>HSRA.....</u> <p>Green Infrastructure and Open Space.....</p>	<p>Amended retail provision wording and figure to clarify provision is for all types of retail as a consequential change to policy EcW4.</p> <p>Open space requirement added to the policy to clarify the minimum amount of open space to be provided in the HSRA.</p> <p>Other changes identified under the movement and green infrastructure and open space placemaking design</p>	<p>Page 29 of Council's Statement for Hearing Session 5.</p> <p>Page 11 of Council's Statement for Hearing Session 4.</p>	<p>Hearing Session 5 5.4 (a) (i) Retail allocations (Policies EcW4 and SW6).</p> <p>Hearing Session 4 4.3 (c) Hoover Strategic Regeneration Area (HSRA) (Policy SW6).</p>

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		<ul style="list-style-type: none"> Incorporate the River Taff as a distinctive feature and use the river corridor as <u>a</u> green spine that filters into the development... Bring the River setting 'into' the site through incorporating water features/SuDS/watercourses in the public realm..... 	principles to correct typographical errors.		
MAC10	Page 37 Policy SW6: Hoover Strategic Regeneration Area	Addition of Concept Plan at the end of Policy SW6 – Hoover Strategic Regeneration Area - see Annex 1 Hoover Strategic Regeneration Area Concept Plan.	To provide additional information as to how the Council envisages the development of the HSRA coming forward.	Page 10 of Council's Statement for Hearing Session 4.	Hearing Session 4 4.3 (a) Hoover Strategic Regeneration Area (HSRA) (Policy SW6).
MAC11	Page 38 Policy SW7: The Former Ivor Steel Works Regeneration Site	<p><u>Policy SW7: The Former Ivor Steel Works Regeneration Site</u></p> <p>Appropriate <u>residential-led mixed use</u> redevelopment on the former Ivor Steel Works site in Dowlais will be supported-, <u>where the proposals contribute to the regeneration of the local community and are fully justified.</u></p> <p>6.5.484.46 The former Ivor Steel Works site in Dowlais offers the potential to stimulate regeneration, economic growth and environmental improvements in the Primary Growth Area. Although a detailed masterplan exists for a mixed use development known as 'Project Heartland', the current viability deficit, <u>(due to issues such as land contamination, and addressing the listed building on the site)</u>, is such that the plan cannot reasonably rely on the site to deliver development within the plan period. Nevertheless, should proposals for appropriate development or funding proposals be forthcoming, they could be supported subject to adherence to other relevant policies.</p>	To improve the effectiveness of Policy SW7 and to clarify residential led mixed use redevelopment proposals would be supported.	Page 15 of Council's Statement for Hearing Session 4.	Hearing Session 4 4.4 (a) The Former Ivor Steel Works Regeneration Site (Policy SW7).

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MAC12	Page 39 Policy SW9: Planning Obligations	<p><u>Policy SW9: Planning Obligations:</u></p> <p>Where appropriate and having regard to development viability, planning obligations will be sought for:</p> <ol style="list-style-type: none"> On site provision of affordable housing on sites of 10 homes or more at an indicative level of: <ul style="list-style-type: none"> 10% in the Primary Growth Area. 5% in the Other Growth Area. A financial contribution towards the provision of affordable housing: <ul style="list-style-type: none"> On sites of between 5 and 9 homes or; On sites of 10 or more homes, where on-site provision is not appropriate. The provision and / or improvement of open space on sites of 10 homes or more- <u>where there is an identified need.</u> Other relevant obligations not included within the Council's Community Infrastructure Levy (CIL) Regulation 123 List of Infrastructure. 	<p>Changes to criterion 1 would clarify the levels of affordable housing to be sought.</p> <p>Changes to criterion 3 are required to clarify that only open space provision can be sought, where there is an identified need, given that future open space improvements would be sought from CIL funding.</p>	AP2.3	<p>Hearing Session 2. 2.3 (a) Planning obligations (Policy SW9).</p> <p>Hearing Session 2. 2.3 (b) (i) Planning obligations (Policy SW9).</p>
MAC13	Page 41 Planning Obligations: Paragraph 6.5.59	<p>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 <u>that are included in the most up to date Open Space Strategy, and referred to in Appendix 6 of this Written Statement. Sustainable Drainage features could, where practicable, contribute towards the provision of open space.</u></p>	Removal of the improvement of open spaces is required as a consequential change arising from policy SW9 above to clarify that only open space provision can be sought via planning obligations.	AP2.3 AP2.4 AP2.2	Hearing Session 2. 2.3 (b) (ii) Planning obligations (Policy SW9).

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
			Additional reference to the Open Space Standards to be attached at Appendix 6 will assist in making the Plan more user-friendly. Additional text To clarify that SuDS features could contribute to on-site provision of public open space is also included.		
MAC14	Page 42 Policy SW10: Protecting and Improving Open Spaces:	<p><u>Policy SW10: Protecting and Improving Open Spaces</u></p> <p>Development proposals that improve the quality, quantity or access to open space will generally be supported.</p> <p>Development proposals that would have an unacceptable adverse impact on or result in a loss of open space will not be permitted unless:</p> <ul style="list-style-type: none"> • It would not cause or exacerbate a deficiency of open space in accordance with the Council's open space standards or; • The majority of the open space can best be retained and enhanced through the redevelopment of a small part of the site or; • Satisfactory equivalent community benefit or enhanced compensatory provision can be provided in accordance with the Council's open space standards and • In all cases, the open space has no significant nature or historic 	To remove reference to the proposed Local Nature Reserves from policy SW10 given LNRs are designated under separate legislation and to clarify the policy.	Page 4 of Council's Statement for Hearing Session 7.	Hearing Session 7 7.1 (c) Open Spaces and Local Nature Reserves (Policy SW10)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p>conservation importance.</p> <p>To conserve and enhance biodiversity and improve enable access to nature, the following Local Nature Reserves (LNRs) are proposed:</p> <ol style="list-style-type: none"> 1. Bryngolau LNR, Morthyr Vale. 2. Cefn Glas LNR, Treharris. 3. Cwm Blaes LNR, Town. 4. Cwm Taf and Cefn Coed Tip LNR, Park. 5. Cwm Taf Fechan (existing) LNR, Vaynor. 6. Goitre Lane LNR, Penydarren. 7. Ifor Tip LNR, Dowlais. 8. Newlands Park LNR, Penydarren, Dowlais and Town. 9. Old Colliery Site Coed-y-Hendre & Nant Llwynog LNR, Bedlinog. 10. Pentrebach/Nant-yr-Odin Tip LNR, Plymouth. 11. Sewrfa (Gellideg Fields) & Cwm Ffrwdd Woodland LNR, Cyfarthfa. 12. Y Graig LNR, Gurnes. 			
MAC15	Page 43 Policy SW10: Protecting and Improving Open Spaces: Paragraph 6.5.63	<p>6.5.63 Accordingly, our OSS and associated Action Plans provide a long-term framework to protect and improve the quality and accessibility of our network of 139 open spaces recorded in the OSS. These open spaces are shown on the LDP Constraints Proposals Map.</p>	To reflect changes to illustrate designated open spaces on the LDP Proposals Map.	Page 2 of the Councils' Hearing Statement	Hearing Session 7 7.1 (a) Open Spaces and Local Nature Reserves (Policy SW10)
MAC16	Page 43 Policy SW10: Protecting and Improving Open Spaces: Delete Paragraph	<p>6.5.65 A number of these 'priority' open spaces are proposed as Local Nature Reserves (LNRs) as a means of connecting people with nature. In response to the Open Space Strategy, these will provide opportunities to work with the local community to improve them. Some additional sites are also proposed across the County Borough on the basis of having the potential to diversify a wide variety of habitats, in addition to the existing Cwm Taf Fechan LNR. All 12 LNRs are shown on the LDP</p>	As a consequential change to remove reference to Local Nature Reserves from policy SW10.	Pages 4 and 5 of the Councils' Hearing Statement	Hearing Session 7 7.1 (c) Open Spaces and Local Nature Reserves (Policy SW10)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	6.5.62	Proposals Map.			
MAC17	Page 44 Policy SW11: Sustainable Design and Placemaking	<p><u>Policy SW11: Sustainable Design and Placemaking</u></p> <p>Development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design.</p> <p><u>Where appropriate</u> New development will be required to:</p> <ol style="list-style-type: none"> 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. <u>incorporate a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs;</u> 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 	<p>To ensure there is sufficient flexibility in the application of the policy.</p> <p>To encourage inclusive/adaptable design and a mix of house types and sizes in accordance with paragraph 4.7 of the LDP and paragraphs 4.2.1 and 4.2.11 of PPW10.</p>	<p>Page 9 of Council's hearing Statement</p> <p>AP3.5</p>	<p>Hearing Session7 7.2 (a) Sustainable Design and Placemaking (Policy SW11)</p> <p>Hearing Session 3. 3.3 (a) Specialist Housing Needs.</p>

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p>renewable energy resources;</p> <p>8.9 provide and protect (relevant utility services and infrastructure without causing any unacceptable environmental impacts;</p> <p>9.10 incorporate measures to improve ground and surface water quality wherever possible;</p> <p>10.11 provide adequate facilities and space for waste collections and recycling; and</p> <p>11.12 promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.</p>			
MAC18	Page 45 Sustainable Design and Placemaking Paragraph 6.5.70	<p>6.5.704.69 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. <u>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.</u></p>	To clarify changes to Policy SW11 in relation to encouraging a range and mix of house types and sizes.	AP3.5	Hearing Session 3. 3.3 (a) Specialist Housing Needs.
MAC19	Page 45 Sustainable Design and Placemaking Paragraphs 6.5.72	<p>6.5.724.71 Amongst the list of detailed considerations the policy requires the provision and integration of Green Infrastructure in new development proposals <u>which may, for example, include open space and Sustainable Drainage System (SuDS) features</u>. The integration of Green Infrastructure is important as it can realise other positive benefits to health and wellbeing. This can include for example, the provision of healthy and active environments, flood management, water and air quality improvements, reduced noise pollution, climate moderation, climate change mitigation and food production. Examples of features that can help address</p>	To provide sufficient clarity with regard to the separate consenting regimes for planning permission and sustainable drainage systems and to clarify SuDS features may contribute towards	AP7.1	Hearing Session 7. 7.2 (c)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		these wider objectives can include landscaping, green roofs, grass verges, sustainable urban drainage, open spaces and gardens.	green infrastructure.		
MAC20	Page 46 Sustainable Design and Placemaking New Paragraph & Footnote	<u>6.4.74 It should be noted that Sustainable Drainage Approval Body (SAB) consent is separate from the requirement for planning permission. However, both may be considered as part of a combined application submitted to the Council in its role as both Local Planning Authority and Sustainable Drainage Approval Body. Under the separate SAB Approval process, all new development (of more than 1 dwelling or where the construction area is 100 sqm or more) is required to incorporate SuDS that meets the statutory sustainable drainage standards set by Welsh Government. SAB Approval will be required before construction takes place. Therefore, it will be beneficial to consider the provision of SuDS at the earliest possible stage and as an integral part of the design process. SAB Approval is not required for the change of use of existing buildings where the original footprint and building are retained (or where the original footprint is extended less by less than 100 sqm). If the proposal includes a constriction area (including preparation area), new hard standing or other structure of 100 sqm or more, SAB approval will be required.</u>	To provide sufficient clarity with regard to the separate consenting regimes for planning permission and sustainable drainage systems.	AP7.1	Hearing Session 7.2 (c)
MAC21	Page 47 Policy SW12: Improving the Transport Network	<u>Policy SW12: Improving the Transport Network</u> Development that encourages a modal shift towards sustainable transport will be supported, including the enhancement of pedestrian, cycle, rail and bus facilities, in addition to any necessary road improvements. Development proposals will be expected to demonstrate how they reduce the need to travel and encourage the use of sustainable transport.	To correctly reflect that the development plan identifies proposed Active Travel Integrated Network Map Routes on the LDP Proposals Map in	Page 27 of the Council's Hearing Statement	Hearing Session 2.4 (a) Transport Infrastructure

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p>To support the County Borough's transport network the following schemes are proposed:</p> <p>Walking and cycling 1. Existing and proposed Proposed Active Travel <u>Integrated Network Map</u> routes;</p> <p>Bus and rail 2. New Merthyr Tydfil Central Bus Station; 3. South East Wales Metro (Merthyr Tydfil Valley line) improvements; 4. Safeguarding of land for a new metro station at the Hoover Strategic Regeneration Area <u>(HSRA)</u>; 5. Pentrebach Rail Station Park and Ride; 6. Safeguarding of the Cwm Bargoed rail line and rail head; 7. Safeguarding of land for the future rail line extension (Cwm Bargoed to Dowlais Top); and, Highways 8. Safeguarding land for the duelling of the A465 (T) Heads of the Valleys Road.</p>	line with national policy (where as the existing routes map will be shown on the Constraints Map).		
MAC22	Page 50 Policy SW13: Protecting and Improving Community Facilities Paragraph 6.5.89	<p>6.5.4.80 Community facilities perform various functions which cover a broad range of activities and services that can be delivered by the public, private and third sectors. They are facilities used by local communities for social, leisure, educational, recreational, spiritual and cultural purposes. They include such amenities as community centres and meeting places, community halls, places of worship, libraries, education and training facilities, leisure and recreation facilities, <u>health care provision, social services, post offices, and public houses, corner or village shops and any other facility that fulfils a role of serving the community.</u></p>	To clarify that the definition of community facilities could include existing corner or village shops and other facilities that fulfil a role of serving the community.	Page 19 of the Council's Hearing Statement	Hearing Session 7 7.4 (a) (ii) Policy SW13 (Protecting and Improving Community Facilities)
MAC23.1	Page 51 Policy CW1:	<u>Policy CW1: The Historic Environment</u>	To clarify that part 1 of Policy CW1 is	Page 12 of the	Hearing Session 7 7.3 (a)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	The Historic Environment	<p>The integrity of our historic environment assets will be conserved and enhanced.</p> <p>Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character or the historic or cultural importance of our designated historic environment assets.</p> <p>Development affecting within undesigned historic environment assets including, Locally Listed Buildings or structures, Landscapes of Outstanding Historic Interest in Wales, Urban Character Areas and Archaeologically Sensitive Areas must should have regard to their special character and archaeological importance.</p>	intended to refer to designated historic assets and part 2 to undesigned assets.	Council's Hearing Statement	Historic Environment (Policy CW1)
MAC23.2	Pages 51 & 52 Policy CW1: The Historic Environment	<p>6.45.6 Designated historic environment assets present in the County Borough include:</p> <ul style="list-style-type: none"> • Merthyr Tydfil Landscape of Outstanding Historic Interest in Wales; • Gelli-gaer Common Landscape of Special Historic Interest in Wales; • Cyfarthfa Park (Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales); • Aberfan: Cemetery, Garden of Remembrance and Former Tip and Slide Area (Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales); • Cefn Coed Cemetery (Register of Landscapes, Parks and Gardens of Special Historic interest in Wales); • Scheduled Ancient Monuments; • Conservation Areas and • Listed Buildings including the Grade I listed Cyfarthfa Castle. <p><u>Non-statutory 'undesigned' historic environment assets present in the County Borough include:</u></p>	To accurately identify designated and non-designated assets and to accord with changes to Policy CW1.	Page 15 of the Council's Hearing Statement	Hearing Session 7 7.3 (e) Historic Environment (Policy CW1)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<ul style="list-style-type: none"> • <u>Merthyr Tydfil Landscape of Outstanding Historic Interest in Wales;</u> • <u>Gelli-gaer Common Landscape of Special Historic Interest in Wales;</u> • <u>Urban Character Areas; and</u> • <u>Archaeologically Sensitive Areas.</u> 			
MAC23.3	Page 52 Policy CW1: The Historic Environment	<p>6.45.8 When preparing development proposals that may affect the historic environment it is of primary importance to understand the value and significance of individual designated and undesignated historic assets. This should be achieved through the preparation of a 'Statement of Significance', prepared as part of a Heritage Impact Assessment to accompany development proposals, which assesses the evidential, historical, aesthetic and communal value of the assets in accordance with the Cadw's 'Conservation Principles' publication (March 2011). It should also be assessed through consulting the Historic Environment Record (HER) provided by Cadw. Cof Cymru is Cadw's online records resource of scheduled monuments, listed buildings and registered landscapes of historic interest in Wales. The statutory historic environment records are managed and kept up-to-date by the four regional Welsh archaeological trusts (Glamorgan and Gwent Archaeological Trust (GGAT) in South East Wales). A thorough understanding of the heritage assets will lead to better informed proposals for alterations and sustainable reuse. and Proposals likely to affect designated historic environment assets should be accompanied by evidenced through the submission of a Heritage Impact Assessment Statement as advocated in TAN 24: Historic Environment (May 2017).</p>	To accord with changes to Policy CW1 and TAN 24.	Page 12 of the Council's Hearing Statement	Hearing Session 7 7.3 (a) Historic Environment (Policy CW1)
MAC24	Page 53 Policy CW1: The Historic	<p>6.45.10 In recognition of the cultural and historical importance of landscapes and their need for careful management, a Register of Landscapes of Outstanding and Special Historic Interest in Wales identifying Historic Landscapes across Wales that are of</p>	To clarify that assessments listed in Policy CW1 would be requested in the	Page 16 of the Council's	Hearing Session 7 7.3 (f) Historic Environment

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	Environment	national importance was produced. The Register is a non-statutory advisory register; its primary aim is to aid their protection and conservation. In particular, Welsh Government advises that the register should be taken into account in considering the implications of developments which meet the criteria for Environmental Impact Assessment (EIA) that would have more than local impact on the registered area. In addition, green infrastructure, historic, cultural and landscape character assessments should be used where available appropriate to identify and better understand the historic landscape to ensure their qualities are protected and enhanced.	consideration of development proposals wherever appropriate.	Hearing Statement	(Policy CW1)
MAC25	Page 59 Policy EnW1 Nature Conservation and Ecosystem Resilience	6.7 <u>6</u> .8 The Environment (Wales) Act 2016 places a duty on public bodies to maintain and enhance biodiversity in the exercise of their functions, and in so doing, to promote the resilience of ecosystems. <u>A resilient ecosystem has the ability to respond to disturbance by resisting damage and recovering quickly.</u> Ecosystem resilience involves considering the extent, diversity, connectivity, and condition <u>and adaptability</u> of species and habitats as set out in the Environment (Wales) Act. The Council will therefore seek to ensure new development contributes to these aims <u>to maintain and enhance biodiversity, and therefore promote the reliance of ecosystems,</u> though Policy EnW1 and the Plan's other development management policies, <u>the application of the prioritised 'step-wise' approach set out in national policy. Proposals should firstly demonstrate how they avoid harmful environmental effects by considering alternative sites where less harm/no harm or gain can be achieved. If harm cannot be avoided proposals should then set out how they minimise these adverse effects by ensuring that features of benefit to biodiversity are retained on-site. Proposals should then set out how they mitigate effects of the development which further reduces any harmful effects. Where harmful effects</u>	To clarify the application of the 'step-wise' approach set out in PPW10 and how development proposals would be assessed.	Page 3 of the Council's Hearing Statement	Hearing Session 6: 6.1 (a) Nature Conservation and Ecosystem Resilience (Policy EnW1).

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		<u>cannot be avoided, minimised or mitigated, compensation will be sought. Throughout this step-wise approach, enhancement must be achieved wherever possible.</u>			
MAC26	Page 60 & 61 Policy EnW1: Nature Conservation and Ecosystem Resilience Paragraph 6.7.12	<p>6.7<u>6</u>.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. <u>In line with national policy, where the harmful environmental effects of development clearly outweighs other material considerations planning permission will be refused.</u></p> <p>6.7<u>6</u>.13 Developers must demonstrate what measures have been taken to avoid an adverse impact on biodiversity and what mitigation measures will be undertaken to minimise the impact on biodiversity. Where reasonable avoidance measures and mitigation are not sufficient in minimising an adverse impact, any residual impact should be addressed by appropriate and proportionate compensation measures. Compensation should be located as close as possible to the original site, and be on a 'like-for-like' basis with the aim to <u>provide for ecological connectivity and resilience, and to</u> maintain or enhance biodiversity interests. Mitigation measures and compensation sites should therefore be chosen so that they are located appropriately to provide for ecological connectivity, resilience and serve to maintain and enhance biodiversity features or resources. <u>It should be chosen with reference to available Green Infrastructure Assessments, use a landscape-scale approach and to take account of the five key ecosystem reliance attributes contained in the Section 6 Duty (Biodiversity and Resilience of Ecosystems Duty) of the Environment (Wales) Act. A</u></p>	<p>To ensure the wording of the reasoned justification is constant with PPW paragraph 6.4.21 and Policy EnW1 which use the term 'clearly outweighs' for instances where harmful environmental effects outweigh other material considerations.</p> <p>Other changes are proposed to clarify how development proposals would be assessed against a step-wise approach set out in national policy.</p>	AP6.2 & Pages 3 – 4 of the Council's Hearing Statement	Hearing Session 6: 6.1 (a) Nature Conservation and Ecosystem Resilience (Policy EnW1).

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		<p><u>long-term management plan detailing the agreed mitigation and/or compensation measures should be provided.</u></p> <p>6.76.14 Biodiversity enhancement on development sites can be achieved by incorporating green infrastructure features into development proposals. As a minimum, the levels of enhancement should be commensurate with the level of adverse impact and proportionate to the scale of development although opportunities for greater enhancement should be considered wherever possible. Enhancement features that can be included could include: small animal underpasses, bird and bat boxes on new build, vegetated dark flight corridors, ponds, hedgerows, new planting schemes, and wildlife-friendly sustainable drainage systems. These features not only mitigate and enhance, but also significantly contribute towards sustainability and natural resource planning; ensuring that new developments are “future-proof” allowing for migration and colonisation in response to climate change. <u>Baseline ecological data will be required to evaluate the level of enhancement achieved.</u></p>			
MAC27	Pages 61 & 62 Policy EnW2: Internationally and Nationally Protected Sites and Species	<p><u>Policy EnW2: Internationally and Nationally Protected Sites and Species</u></p> <p>Development proposals likely to affect protected species will only be permitted where it is demonstrated that:</p> <ol style="list-style-type: none"> 1. The population range and distribution of the species will not be significantly adversely impacted; 2. There is no suitable alternative to the proposed development; 3. The benefits of the development clearly outweigh the adverse impacts on the protected species; and 4. Appropriate avoidance, mitigation and compensation measures are provided. 	<p>To correct a typographical error in Focused Change 22 to correctly refer to protected sites in the first part of the policy.</p> <p>Other changes are proposed to accord with the application of the step-wise approach set out in</p>	Pages 5 & 6 of the Council's hearing Statement	Hearing Session 6: 6.2 (a) Nationally Protected Sites and Species (Policy EnW2)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p><u>Development likely to have an adverse effect either directly or indirectly on the conservation value of an internationally or nationally designated site, including the area, structure and function of designated features, will only be permitted where it is demonstrated that:</u></p> <p><u>1. There is no suitable alternative to the proposed development; and</u> <u>2. It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site; and</u> <u>3. Appropriate compensatory measures are secured; or</u> <u>4. The proposal contributes to the protection, enhancement and positive management of the site.</u></p> <p>Development proposals likely to affect protected species will only be permitted where it is demonstrated that:</p> <ol style="list-style-type: none"> 1. The population size, range, and distribution and long-term prospects of the species will not be significantly adversely impacted; 2. There is no suitable alternative to the proposed development; 3. The benefits of the development clearly outweigh the adverse impacts on the protected species; and 4. Appropriate conservation, enhancement, avoidance, <u>minimisation</u>, mitigation and compensation <u>and enhancement</u> measures are provided. 	<p>paragraph 6.4.1 of PPW10 in part two of the policy and to include reference to internationally protected sites.</p>		
MAC28	Page 63 Policy EnW2: Internationally and Nationally Protected Sites and Species New Paragraphs	<p><u>6.6.22 There are no internationally designated sites within the County Borough area (e.g. European Sites) however, 10 Special Areas of Conservation (SACs) are situated within 15km of the County Borough. These are: Aberbargoed Grasslands SAC, Blaen Cynon SAC, Brecon Beacons SAC, Cardiff Beech Woods SAC, Coedydd Nedd a Mellt SAC, Cwm Cadlan SAC, Cwm Clydach Woodlands SAC, Llangorse Lake SAC, River Usk SAC and Usk Bat Sites SAC.</u></p>	<p>To clarify the position with regards to European protected sites in the area and to ensure awareness that future development proposal within the County Borough that</p>	<p>Page 8 of the Council's Hearing Statement</p>	<p>Hearing Session 6 6.2 (b) Nationally Protected Sites and Species (Policy EnW2)</p>

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p><u>6.6.23 Development proposals that are likely to have a significant effect on internationally designated sites or European Protected Species will be determined in accordance with national planning policy set out in Planning Policy Wales, Technical Advice Note 5: Nature Conservation and Planning (2009), relevant legislation and case law.</u></p> <p><u>6.6.24 The Habitats Regulations Assessment (Appropriate Assessment) undertaken during the preparation of the Replacement LDP indicated that the Plan's proposals were unlikely to have a significant adverse effect on internationally designated sites, either alone or 'in-combination' with other plans. However, it should be noted that any future development proposal within the County Borough that has the potential for adverse impacts on the integrity of an internationally designated sites in neighbouring areas will be subject to a Habitats Regulations Assessment in accordance with the Conservation of Habitats and Species Regulations 2017.</u></p>	have the potential for adverse impacts on the integrity of European sites in neighbouring areas would be subject to a Habitats Regulations Assessment in accordance with the Conservation of Habitats and Species Regulations 2017.		
MAC29	Pages 64 & 65 Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation and Priority Habitats and Species New Paragraph	<p><u>Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species.</u></p> <p>Development proposals likely to have an adverse impact on Sites of Importance for Nature Conservation, Local Nature Reserves, Regionally Important Geological Sites or Priority Habitats and Species will only be permitted where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The need for the development clearly outweighs the conservation value of the site; 2. Adverse impacts on nature conservation features and or geological features can be avoided; 	<p>To include reference to Local Nature Reserves in the Plan's local nature conservation designation policy given such sites are primarily designated to protect sites of <i>local</i> natural scientific interest.</p> <p>Other policy wording</p>	Page 5 of the Council's Hearing Statement	Hearing Session 7.1 (c) (1)

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		<p>3. Appropriate and proportionate mitigation and compensation measures can be provided; and</p> <p>4. The development maintains and where possible enhances biodiversity and geodiversity interests.</p> <p>6.7. 225 Sites of Importance for Nature Conservation (SINC) are identified to protect areas of high wildlife value at a local level. Regionally Important Geological and Geomorphological Sites are locally designated sites of local, national and regional importance for geodiversity (geology and geomorphology). Approximately 4,040 hectares of land in the County Borough are designated as SINC^s with 7.8 hectares designated as Regionally Important Geological Sites (RIGS) in both countryside and urban locations. The LDP Proposals Map includes 64 locally designated SINC^s⁶⁴, listed at Appendix 4³, and two RIGS known as Nant Ffrwd and Llan-Uchaf⁶⁵. <u>Appendix 3 also includes information regarding qualifying features and reference to relevant surveys undertaken at each site.</u></p> <p><u>6.6.26 Local Nature Reserves (LNR) are local level non-statutory designations (PPW Edition 10, Figure 11) that are identified by the Local Authority in consultation with Natural Resources Wales and designated under the National Parks and Access to the Countryside Act (1949) as amended. They are areas of high value for nature conservation, local wildlife or geological interest and are of particular value in community and education terms. While LNRs are not designated under planning legislation, national planning policy advises that development Plans should provide adequate protection to such local designations and that due weight should be</u></p>	<p>changes have been made to include reference to nature conservation features as well as geological features.</p> <p>Amended supporting text changes have been included to add reference to the availability of details of qualifying features and survey evidence in an Appendix to the Plan (see Annex 5 to this schedule).</p> <p>An additional paragraph has been included to clarify the role and purpose of Local Nature Reserves, including reference to existing and proposed LNRs in the area.</p>		

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p><u>attached to them in determining development proposals (PPW Edition 10, paragraph 6.4.20). One such site has been designated at Cwm Taf Fechan and 11 other sites are being considered. The existing Cwm Taf Fechan LNR is shown on the Constraints Map and new designations will be added in future updates to the Constraints Map.</u></p> <p>6.76.237 Priority Habitats and Species for nature conservation are identified in Section 7 of the Environment (Wales) Act 2016. Priority species or habitats are important wildlife features which are rare or declining and which may not be protected by primary legislation.</p> <p>6.76.248 Development which is likely to have an adverse impact on SINC's, RIGS, <u>LNRs</u> or Priority Habitats and Species will be required to demonstrate that every effort has been made to avoid and mitigate any adverse impacts and that the need for the development outweighs the nature conservation or geological value. Where on site mitigation is not possible or sufficient to prevent any adverse impacts, off-site compensation will be required. Off-site compensation will be secured through planning conditions or Section 106 agreements as appropriate.</p> <p>⁶⁴ Merthyr Tydfil CBC Review of Sites of Importance for Nature Conservation background paper (2018)</p> <p>⁶⁵ As nominated in the British Geological Survey South Wales RIGS Audit Volume 1 (2012)</p>			
MAC30	Page 66 Policy EnW4: Environmental Protection:	<p><u>Policy EnW4: Environmental Protection:</u></p> <p>Development proposals will be required to demonstrate they will not result in an unacceptable impact on, people, residential amenity, property and / or the natural environment, from either:</p>	To reduce or minimise unacceptable impacts to the lowest possible level in line	Page 12 of Council's Hearing Statement	Hearing Session 6 6.4 (a) Environmental Protection (Policy EnW4)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<ul style="list-style-type: none"> • Pollution of land, surface water, ground water and the air; • Land contamination; • Hazardous substances; • Land stability; • Noise, vibration, dust, odour nuisance and light pollution; or • Any other identified risk to public health and safety. <p>Where impacts are identified, the Council will require applicants to demonstrate that appropriate measures can be taken to <u>have been incorporated to reduce, or</u> minimise the impact identified to at <u>the lowest possible</u> acceptable level.</p> <p>Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes.</p> <p>In respect of the water environment, development proposals will be required to incorporate measures to improve water quality where opportunities exist. With regard to In respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15. No highly vulnerable development will be permitted within Development Advice Map (DAM) zone C2. Development will only be permitted in areas at risk of flooding where it can be demonstrated that the site can comply with the justification and assessment requirements set out in TAN15.</p> <p>6.7.27-31 While many elements of pollution control are outside the remit of the planning system it is important that new development does not lead to unacceptable levels of pollution <u>and aims to reduce average population exposure to air and noise pollution. New development proposals will be required to reduce, or at the very least minimise the impact identified to the lowest possible acceptable level.</u> If, as a result of consultation with bodies such as Natural Resources Wales and Health and Safety Executive, the</p>	with PPW10 paragraphs 6.7.1 to 6.7.6 rather than minimising to an acceptable level, together with associated changes to the supporting text.		

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p>Council considers that a development proposal would lead to unacceptable pollution, then planning permission will not be granted.</p> <p>6.7.28-32 6.6.32 Policy EnW4 follows the precautionary approach and the Council encourages developers to assess any impact at the earliest stage so that development proposals reduce any impact present to an <u>the lowest possible</u> acceptable level, <u>wherever it is practical and feasible to do so, in order to safeguard the environment, amenity, public health and well-being.</u> Where development is permitted conditions will be attached to the approval to minimise any potential pollution levels and, where appropriate, <u>to</u> monitor the effects of the development.</p>			
MAC31	Pages 66 & 67 Policy EnW4: Environmental Protection New paragraphs	<p><u>6.6.33 Air quality indicates how healthy the air we breathe is. Air pollution leads to poor air quality, which can have a detrimental impact on human, animal and plant health and the environment. The Council has identified that nitrogen dioxide, a pollutant associated with vehicle emissions, is of concern and therefore monitors it throughout the Council area.</u></p> <p><u>6.6.34 In January 2017 the Council declared an Air Quality Management Area (AQMA) at Twynyrodyn Road (from the roundabout at the Western end of Twynyrodyn Road to the crossroads between Gilfach-Cynon and Arfryn Place to the east) and is shown on the Constraints Map. An Air Quality Action Plan was approved by the Council in June 2018, which proposes measures to improve air quality within the AQMA. Where further deterioration in air quality would be of significant concern within the AQMA, development proposals will need to demonstrate that appropriate mitigation measures can be implemented, or have been incorporated into the design of the development, to</u></p>	To clarify how proposals would be assessed where they have the potential to affect air quality or exposure in an AQMA.	Page 14 - 15 of Council's Hearing Statement	Hearing Session 6 6.4 (b) Environmental Protection (Policy EnW4)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p><u>reduce or minimise the effects on existing and future population exposure.</u></p> <p><u>6.6.35 Since monitoring may identify other areas of exceedances outside the designated AQMA, developers are advised to engage in early consultation with the Council where proposals have the potential to have a significant impact on air quality to confirm whether an Air Quality Assessment (AQA) would be required to support an application. Where the need for mitigation is identified, the AQA should demonstrate that appropriate measures have been incorporated or can be implemented to ensure that the development does not cause significant risk to air quality by virtue of emissions from the development itself or from additional new traffic movements.</u></p>			
MAC32	Page 68 Policy EnW4: Environmental Protection Paragraph 6.7.31 and New paragraph	<p>6.7.31 6.38 The Council recognise the role the planning system can play in helping realise the objective of the Water Framework Directive to improve water quality. New development will be expected to incorporate measures to improve ground and surface water quality wherever opportunities exist. <u>In addition to the provision of Sustainable Drainage Systems (SuDS) to reduce diffuse pollution,</u> This could include measures such as, sustainable drainage systems (SuDS) to reduce diffuse pollution, the provision of fish passages, preventing the spread of non-native species, the provision of dedicated river access points or fencing to prevent damage from livestock, people, or pets, and river bank stabilisation works including tree and vegetation planting to reduce erosion and silt disturbance.</p> <p>6.6.39 <u>It should be noted that all new developments of more than 1 dwelling house, or where construction is 100m2 or more, will require Sustainable Drainage Systems for surface water that meets the statutory sustainable drainage standards set by Welsh</u></p>	To explain the implications of the new consenting regime for sustainable drainage systems.	Page 17 of Council's Hearing Statement	Hearing Session 6 6.4 (d) Environmental Protection (Policy EnW4)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference																		
		<u>Government. Approval from the SuDs Approval Body (SAB) will be required before construction takes place. In accordance with Standard S3 (Water Quality), treatment for surface water run-off should be provided in order to prevent negative impacts on the receiving water quality and/or protect downstream drainage systems, including sewers. Under the standards, the aim should be to ensure the SuDS effectively manage sediment and other pollutants, ensuring discharges from the systems are of an acceptable quality and will not cause a pollution risk. Consideration should also be given to supporting current or future quality objectives for the water body over the lifetime of the development.</u>																					
MAC33.1	Page 73 Policy EcW1: Provision of Employment Land	<p><u>Policy EcW1: Provision of Employment Land</u></p> <p>To support economic development, 30.65 hectares of employment land (for B1(b), B1(c), B2, B8 uses) is allocated at the following locations:</p> <table><tr><th>Site</th><th>Gross area (Ha)</th><th>Net area (Ha)</th></tr><tr><td>1. Former Hoover Factory Car Park</td><td>1.5</td><td>1.5</td></tr><tr><td>2. Goatmill Road</td><td>16.98</td><td>14.75</td></tr><tr><td>3. Ffos-y-fran</td><td>18.85</td><td>11.3</td></tr><tr><td>4. Land South of Merthyr Tydfil Industrial Estate</td><td>3.1</td><td>3.1</td></tr><tr><td>Total</td><td></td><td>30.65</td></tr></table>	Site	Gross area (Ha)	Net area (Ha)	1. Former Hoover Factory Car Park	1.5	1.5	2. Goatmill Road	16.98	14.75	3. Ffos-y-fran	18.85	11.3	4. Land South of Merthyr Tydfil Industrial Estate	3.1	3.1	Total		30.65	To clarify that the allocated B1 uses at employment sites relate to light industrial uses under the B1(b) and B1(c) uses classes rather than all B1 uses (including B1 office uses).	AP5.5	Hearing Session 5: 5.3 (b) Retail Hierarchy and Centres (Policies EcW3, 5 & 6).
Site	Gross area (Ha)	Net area (Ha)																					
1. Former Hoover Factory Car Park	1.5	1.5																					
2. Goatmill Road	16.98	14.75																					
3. Ffos-y-fran	18.85	11.3																					
4. Land South of Merthyr Tydfil Industrial Estate	3.1	3.1																					
Total		30.65																					
MAC33.2	Page 74 and 75 Policy EcW2: Protecting	<p><u>Policy EcW2: Protecting Employment Sites</u></p> <p>In order to protect the employment function of the County Borough's business and employment sites, development will be permitted at</p>	To clarify that the allocated B1 uses at employment sites	AP5.5	Hearing Session 5: 5.3 (b) Retail Hierarchy and																		

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	Employment Sites Paragraph 6.8.17 and Footnote	<p>Rhydycar Business Park where:-</p> <ul style="list-style-type: none"> • it falls within Use Class B1; or • it provides an ancillary facility or service that supports the primary employment use. <p>At Pengarnddu, Pant Industrial Estate, Goatmill Road, EFI Industrial Estate, Cyfarthfa Industrial Estate, Triangle Business Park, Merthyr Tydfil Industrial Park, The Willows/ Abercanaid Industrial Estate, and at allocated employment sites, development will be permitted if:-</p> <ul style="list-style-type: none"> • It is within Use Classes B1 (b), B1(c), B2 or B8; or • It provides an ancillary facility or service that supports the primary employment use, or • It is an acceptable complementary commercial service outside class B uses, or • It is an appropriate waste management facility compatible with existing industrial and commercial activities. <p>Development proposals for uses other than those stipulated and that would result in the loss of employment land / premises at the above sites will only be permitted where it can be demonstrated that the proposal would not lead to an unacceptable change in the nature of the employment site and where the existing use is inappropriate or the land / premises are surplus to the requirements of the employment market.</p> <p>At existing employment sites and premises outside the sites identified development proposals for non B-class uses that would result in the loss of the employment land / premises will be permitted where it can be demonstrated that the existing use is inappropriate or the land / premises are surplus to the requirements of the employment market.</p>	relate to light industrial uses under the B1(b) and B1(c) uses classes as above.		Centres (Policies EcW3, 5 & 6).

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p>...</p> <p>6.87.17 Rhydycar Business Park is protected for B1 class uses, <u>reflecting the existing business park function and office uses</u>, unless the development proposal provides an ancillary facility or service that supports the primary employment use. All other identified existing employment sites and employment allocations are protected for B1(b)/B1(c)/B2/B8 subject to a number of specified exceptions. <u>In accordance with the sequential approach to complementary retail and commercial centre uses in national policy⁷⁰ proposals for new office floor space at out-of-centre locations will be subject to the application of the sequential test under policy EcW3: Retail Hierarchy.</u></p> <p>⁷⁰Planning Policy Wales, Edition 10, Paragraph 4.3.21</p>	To clarify that new B1 (a) development for new office floorspace should be subject to the sequential test, consistent with PPW paragraph 4.3.21 and changes proposed to policies EcW2 and EcW3.		
MAC34	Pages 76 & 77 Policy EcW2: Protecting Employment Sites Paragraph 6.8.22	<p>6.87.22 Proposals for alternative uses will also need to demonstrate that either the existing use is inappropriate, <u>in terms of unacceptable impacts on amenity or the environment</u>, or that the land or premises are surplus to the requirements of the employment market. Where existing uses are surplus to the requirements of the employment market viability and marketing evidence should be provided to justify the loss of employment land or premises. The type of evidence required will vary depending on the use and individual circumstances but may include details of why the land or premises is no longer in use and evidence to show that appropriate and reasonable efforts have been made to market it for sale or lease for its existing use. Information from the agent or applicant regarding demand could take the form of a marketing report or correspondence from a suitably qualified property agent or surveyor. The type of information could include the following:</p> <ul style="list-style-type: none"> • Details of existing occupiers, if any; 	To clarify the reference to inappropriate existing uses and to expand the list of evidence that could be provided to justify a change of use under Policy EcW2 accordingly.	Page 15/16 of the Council's hearing Statement	Hearing Session 5 5.2 (a) Protecting employment sites (Policy EcW2)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<ul style="list-style-type: none"> If appropriate, the length of time a property or site has been vacant; The type of use which the property/site has been marketed for, and what the marketing strategy involved and its duration (typically there should be a minimum of 12 months appropriate marketing); The amount of interest in the site during the marketing period - this should detail the number of queries, the type of use sought, and if known, the reason for not pursuing the initial query; and Whether the relocation of existing occupiers to other suitable accommodation will be facilitated; and <u>Evidence that demonstrates the existing use is inappropriate with regards to any unacceptable adverse impacts on amenity or the environment.</u> 			
MAC35	Page 78 Policy EcW3: Retail Hierarchy – Supporting Retailing Provision	<p><u>Policy EcW3: Retail Hierarchy - Supporting Retailing Provision</u></p> <p>Merthyr Tydfil Town Centre is the favoured location for retail, <u>leisure, and other complementary</u> development, being situated at the head of a retail hierarchy and being followed by the local centres of Dowlais, Gurnos, Cefn Coed and Brecon Road/Morgantown, Troedyrhiw, Aberfan, Treharris and a new local centre forming part of the 'Hoover Strategic Regeneration Area'. Proposals for new and enhanced retail, <u>leisure and other complementary</u> provision in all these centres will be permitted where they improve the vitality and viability of the centre(s) concerned.</p> <p>Outside the above centres, proposals will be subject to an assessment of need and a strict application of the sequential test. Proposals will then only be permitted where they avoid causing harm to town/local centre vitality and viability.</p>	To include reference to 'leisure, and other complementary uses' in the Plan's retail hierarchy policy to align with PPW 4.3.21 and TAN4 paragraph 7.1 with regards to complementary town centre uses.	Page 19 of the Council's hearing Statement	Hearing Session 5: 5.3 (b) Retail Hierarchy and Centres (Policy EcW3).

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
MAC36	Page 78 Policy EcW3: Retail Hierarchy – Supporting Retailing Provision	6.8 7 .27 Within the County Borough, Merthyr Tydfil town centre is the principal town centre supported by seven local centres of Dowlais, Gurnos, Cefn Coed, Brecon Road/Morgantown, Troedyrhiw, Aberfan and Treharris. Cyfarthfa Retail Park off Swansea Road provides an established edge out -of-centre retail park in close proximity to the Town Centre. There are also out-of-centre retail ers parks at Trago Mills, Swansea Road, Dowlais Top Retail Area, Dowlais and at the Triangle Business Park, Pentrebach. These edge and out-of-centre retailing areas accommodate some bulky goods retailing, albeit that they do not fall within the defined hierarchy of retail centres. The Merthyr Tydfil Retail and Commercial Leisure Study (June 2017) provides the evidence base that supports the Plan's retail hierarchy and contains further information regarding the retailing context within and surrounding the County Borough.	To clarify the status of Cyfarthfa Retail Park, and Trago as out-of-centre retail parks as set out in the Council's hearing statement.	Page 21 of the Council's hearing Statement	Hearing Session 5: 5.3 (d) (i) Retail Hierarchy and Centres (Policy EcW3).
MAC37	Page 79 & 80 Policy EcW3: Retail Allocation and New Paragraph 6.8.36	<u>Policy EcW4: Retail Allocation</u> To support the Hoover Strategic Regeneration Area land is allocated to provide 409 400 sqm for local convenience retail provision <u>6.7.36 An allocation for 400 sqm has been made at the Hoover Strategic Regeneration Area in order to meet future resident's basic local retailing needs (i.e. for convenience, comparison and food and drink retailing). Whilst this level of provision is above the projected needs arising from the HSRA development it is considered that this modest level of provision is necessary to ensure there is a critical mass of uses and viable unit sizes to establish a small local centre. This will reduce the need for future residents to travel to meet basic needs and will contribute</u>	To accord with changes made to Policy SW6 and to clarify the justification for the retail allocation to meet local needs arising from the HRSA.	Page 29 of the Council's hearing Statement	Hearing Session 5: 5.4 (a) (i) Retail Hierarchy and Centres (Policy EcW3).

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p><u>towards the development of new community focused around the Pentrebach metro station 'hub'.</u></p> <p>6.7.367 The quantitative assessment of the potential capacity for retail floorspace suggests that there is only limited scope (409 sqm gross) for new convenience goods development within MTCB and this is by up to 2031 to support the Hoover Strategic Regeneration Area. In qualitative terms, food store and convenience retail provision is strong across the County Borough with most of the national food stores represented. There are no obvious areas of qualitative deficiency in food provision. No further allocations for the development of new convenience retail are required.</p>			
MAC38.1	Pages 81 & 82 Policy EcW5: Town and Local Centre Development	<p><u>Policy EcW5: Town and Local Centre Development</u></p> <p>Development enhancing the vitality and viability of the Town and Local Centres will be supported.</p> <p>Within the Town Centre Primary Shopping Area (PSA) the change of use of the ground floor from A1 to another 'A class' use will be permitted where:</p> <ul style="list-style-type: none"> At least 75% of the commercial uses at street level within the PSA remain A1, and; There are no more than two adjoining 'non-A1' units in any row of five units, provided there are not more than three 'non-A1' units in any 5 units. <p>Within the PSA and local centres, the change of use of the ground floor to 'non-A-retail' use classes will only be permitted where:</p>	To include reference to the 'viability' of neighbouring uses to cover impacts on existing businesses and to the 'agent of change principle' included in PPW (paragraph 6.7.5).	AP5.4	Hearing Session 5.3 (e) (iii) Retail Hierarchy and Centres (Policy EcW5).

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<ul style="list-style-type: none"> • Alternative provision of at least equivalent value to the local community can be provided nearby, or • It can be demonstrated that existing provision is inappropriate or surplus to the needs of the community and is no longer required, or • It is demonstrated through active and appropriate marketing that the existing use is no longer economically viable; and, • The proposal would not result in an over concentration of non-A1 uses that would be detrimental to the vitality, attractiveness and viability of the local centre; <u>and,</u> • The proposal would not result in the creation of a dead window frontage; and, • The proposal would not have an unacceptable effect on the amenity <u>and viability</u> of neighbouring uses, <u>having regard to the 'agent of change principle'.</u> 			
MAC38.2	Page 83 Policy EcW5: Town and Local Centre Development New paragraph 6.8.49	<u>6.7.50 PPW states that the agent of change principle requires that a business or person responsible for introducing a change is responsible for managing that change and any related impacts on, for example, the amenity or viability of an existing use. In practice, for example, this means a developer would have to ensure that solutions to address air quality or noise from nearby pre-existing infrastructure, businesses or venues can be found and implemented as part of ensuring development is acceptable.</u>	To include reference to the 'agent of change principle' included in PPW (paragraph 6.7.5) to the reasoned justification of Policy EcW5.	AP5.4	Hearing Session 5. 5.3 (e) (iii) Retail hierarchy and centres (Policy EcW5).
MAC39	Pages 84 & 85 Policy EcW6: Out-of-Town retailing Areas New paragraph 6.8.54	<u>6.7.56 Some types of retail store, such as those selling bulky goods and requiring large showrooms, may not be able to find suitable sites or buildings within the County Borough's existing retail centres. Where this is the case such stores should in the first instance be located on existing out of centre sites close to existing centres where bulky goods and showroom retailing may be appropriate.</u>	The inclusion of new reasoned justification under policy EcW6 to clarify the sequential test approach for bulky showroom	AP5.2	Hearing Session 5. 5.3 (c) Retail hierarchy and centres (Policies EcW5 and EcW6).

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<u>These out of town retailing areas comprise Cyfarthfa Retail Park, Trago, Triangle Business Park and Dowlais Top Retail Park. Where such sites are not available or suitable, other sites at the edge of retail and commercial centres, followed by other out of-centre locations may be considered, subject to application of the needs and impact tests.</u>	retailing.		
MAC40	Page 85 Policy EcW7: Tourism, leisure and Recreation Development.	<p><u>Policy EcW7: Tourism, Leisure and Recreation Development</u></p> <p>Tourism, leisure and recreation development within settlement boundaries is generally supported, particularly where they aid the revitalisation and regeneration of the Town and Local Centres.</p> <p>Low-impact tourism, leisure and recreation development outside settlement boundaries will be favoured provided the need for a 'countryside location' is fully justified, <u>the proposal</u> # minimises environmental <u>and amenity</u> impacts, <u>maximises positive effects on the local community, economy and environment</u>, and is of an appropriate scale to its surrounding.</p>	To accord with paragraphs 5.5.1 to 5.5.6 of PPW10 so that future development proposals consider the other relevant social and economic impacts and benefits.	Page 43 of the Council's Hearing Statement	Hearing Session 5.5 (b) Tourism Development (Policy EcW7).
MAC41	Page 85 Policy EcW7: Tourism, leisure and Recreation Development.	<p><u>6.8.54</u>7.57 Tourism, leisure and recreation is vitally important to the economy of Merthyr Tydfil contributing to making it both productive and enterprising. Our location, its environment and distinctive natural and built heritage assets, together with the development of our activity tourism offer and traditional day visits, provide opportunities to build our reputation as a welcoming 365⁷¹ day visitor destination. The <u>strategy Plan</u> supports the delivery of the Council's 'Destination Management Plan'⁷² by supporting a variety of high quality tourist, leisure and recreation facilities and <u>complementary leisure, tourism and recreation uses, such</u></p>	To clarify the approach to assessing new leisure, tourism and recreational development in the countryside, including for complementary tourism, leisure and recreation developments.	AP5.1	Hearing Session 5.5 (c & b) Tourism Development (Policy EcW7).

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		<p><u>as</u> visitor accommodation⁷³ <u>and access where these satisfy the Plan's other policies.</u></p> <p>⁷¹"365 tourism" and "365 visitor designations" are terms used to describe attractions and activities for everyday of the year.</p> <p>⁷²Merthyr Tydfil County Borough Council Destination Management Plan (2015 – 2018).</p> <p>⁷³The Destination Management Partnership oversees the programme of improvements to our tourism offer.</p>			
MAC42	Page 89 Policy EcW8: Renewable Energy Paragraph 6.8.72	<p>6.8.72<u>7.75</u> All renewable energy proposals and associated infrastructure, such as power lines or battery storage facilities, must respect the existence and amenities of neighbouring residential and sensitive properties including approved development. This is particularly the case when it comes to "shadow flicker", reflected light or noise from wind turbines, and "glint and glare" from solar developments, and odour associated with anaerobic digestion. <u>In this respect, renewable energy development proposals will need also to comply with the requirements of Policies SW11 and EnW4 in relation to impacts on amenity, noise, and odour.</u></p>	To cross reference Policy EnW4 and the need to consider potential impacts on residential amenity, noise or odour.	Page 6 of the Council's Hearing Statement	Hearing Session 8. 8.1 (c) Renewable Energy and District Heating (Policy EcW8)
MAC43	Page 94 Policy EcW9: District Heating Paragraph 6.8.86	<p>6.8.86<u>7.89</u> Major development proposals within Heat Priority Areas should be accompanied by an energy strategy. These should set out the consideration of energy efficiency and feasibility for incorporating of renewable energy technologies, in particular they should:</p> <ul style="list-style-type: none"> Set out the projected annual energy demands for heat and power from the proposed development against the appropriate baseline (2006 Building Regulations Part L standards), along with the associated CO2 emissions; 	To amend the supporting text to more accurately reflect with the considerations set out in Policy EnW9.	Page 7 of the Council's Hearing Statement	Hearing Session 8. 8.1 (d) Renewable Energy and District Heating (Policy EcW9)

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		<ul style="list-style-type: none"> Demonstrate how these demands have been reduced via energy efficiency or low carbon energy sources such as CHP and district heating, and set out the CO2 emissions associated with the residual energy demand- and <u>Consider the viability and</u> set out the <u>technical</u> feasibility of district heating and renewable energy technologies to reduce these demands. 			
MAC44	Page 94 Sustainably Supplying Minerals Paragraph 6.8.88	<p>6.8.887.91 In terms of Minerals the plan's role is:</p> <ol style="list-style-type: none"> To safeguard mineral resources and protect mineral reserves. To contribute to an adequate and sustainable regional supply of aggregates for the construction industry and to promote their efficient and appropriate usage, including the use of recycled aggregates where possible. To identify areas where future coal extraction will be unacceptable. 3. To ensure the impacts of extraction are carefully managed. 	To reflect national policy and to align with changes made to Policy EcW13.	AP8.1	Hearing Session 8. 8.1 (b) Minerals (Policies, EcW10)
MAC45	Page 95 & 96 Policy EcW10: Sustainably Supplying Minerals Mineral Resources Paragraph 6.8.94	<p><i>Mineral Resources</i> 6.8.947.97 Since mineral resources are finite, it is necessary to ensure that resources which could be of future economic importance, are safeguarded from other types of permanent development. In accordance with national policy and using evidence from an analysis of British Geological Survey resource maps, the LDP safeguards Primary Coal resources and Limestone and Sandstone resources which lie outside settlement limits. <u>Whilst primary coal resources are not required to be safeguarded, national policy allows such resources to be safeguarded in LDPs</u></p>	To clarify that safeguarding the primary coal resource is not required by national policy.	AP8.1 as amended by the Council's Statement for Hearing Session 9.	Hearing Session 9. 9.3 (b) Other Matters (Policies EcW10, EcW11 and EcW13)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<u>depending on individual local circumstances. The primary coal resource in Merthyr Tydfil County Borough provides high quality bituminous coal that can be used in industrial markets other than energy generation. In order to protect this valuable natural resource, the Plan safeguards primary coal resources against any unnecessary sterilisation. This is considered to be justified given the high quality and specialist applications of the primary coal resource that occurs in the County Borough, which may be needed by future generations. For example, there are industrial and specialised uses for coal which may necessitate and justify its future unplanned extraction.</u>			
MAC46	Page 97 Policy EcW11: Minerals Development	<p><u>Policy EcW11: Minerals Development</u></p> <p>Proposals for mineral extraction and associated development will be allowed where:</p> <ul style="list-style-type: none"> • There is a proven national, regional or local need for the mineral which cannot be met from existing sources or from secondary or recycled material; • <u>In the case of coal resources, there are wholly exceptional circumstances clearly demonstrated that justify its extraction;</u> • The potential for minerals to be transported by means other than road has been adequately assessed; • They include acceptable proposals for progressive and final restoration, aftercare and beneficial after-use; • They satisfy the other relevant policies of the Plan; and • They maximise opportunities to re-use and recycle mineral waste. 	To accord with paragraphs 5.10.14 and 5.10.15 of PPW10 with reference to wholly exceptional circumstances	AP8.1	Hearing Session 8. 8.2.(c) Minerals (Policy EcW11)

Appendix: Schedule of Matters Arising Changes

MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		The production and use of alternative and recycled materials will be supported as substitutes for naturally occurring aggregates.			
MAC47	Page 98 & 99 Policy EcW11: Minerals Development Coal Paragraphs 104 – 106 and Footnote	<p>Coal 6.8.1047.107 The demand for coal is difficult to predict and unexpected proposals for coal extraction may come forward over the plan period. Such proposals will need to be carefully considered against environmental and amenity issues, taking into account the cumulative impacts of similar schemes in the area, be they existing or consented. <u>National policy advises the use of coal for energy generation should not be permitted but recognises there are other specific non-energy uses for coal resources that may justify extraction in wholly exceptional circumstances⁷⁷.</u></p> <p><u>6.7.108</u> <u>The primary coal resources safeguarded in the County Borough have other specific non-energy uses, as set out under LDP paragraph 6.7.97, that may justify its extraction. If, in wholly exceptional circumstances, planning applications come forward for industrial uses for coal then each case would need to be considered individually and the policies contained in MTAN 2: Coal applied, including the test outlined in paragraph 45 of MTAN 2. There may also be some public safety benefit in coal extraction in wholly exceptional circumstances where, for example, historic coal mining has created land instability⁷⁸. Planning Policy Wales states that new proposals for opencast, deep-mine development or colliery spoil disposal should not be permitted. Should wholly exceptional proposals be put forward they would clearly need to demonstrate why they are needed in the context of climate change emissions reductions targets and for reasons of national energy security⁷⁹.</u></p>	To align with national policy.	AP8.1 as amended by the Council's Statement for Hearing Session 9.	Hearing Session 9. 9.3 (b) Other Matters (Policies EcW10, EcW11 and EcW13)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p>6.8.1057.109 Mineral resources commonly about the settlement boundary and any proposals to work such resources would be expected to maintain an appropriate separation distance from sensitive land uses. In respect of coal, the principle of coal working not generally being acceptable within 500 metres of settlements as set out in paragraph 29 of Mineral Technical Advice Note 2: Coal (2009) will be adhered to. Where exceptional circumstances are considered to exist, regard will also be had to paragraphs 49-51 of Mineral Technical Advice Note 2.</p> <p>6.8.1067.110 This policy should be read in conjunction with national minerals policy, particularly with regard to the need for Environmental Impact Assessments and Health Impact Assessments. The requirements of paragraph 14.8.5 5.10.16 of Planning Policy Wales (2016 Edition 10) will be considered alongside the policy, and where coal working is not environmentally acceptable, a Social Impact Assessment should be prepared to enable an assessment of the benefits and disbenefits to the local community. Community benefits will be considered in line with the examples identified in paragraph 46 of Minerals Technical Advice Note 2.</p> <p>⁷⁷ PPW Edition 10, paragraph 5.14.32 ^{7.8} PPW Edition 10, paragraph 5.10.15 ⁷⁹ PPW Edition 10, paragraph 5.10.14</p>	To up-date PPW reference.		

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
MAC48	Page 100 & 101 Policy EcW13: Minerals Safeguarding	<p><u>Policy EcW13: Minerals Safeguarding</u></p> <p>Known mineral resource of coal, sandstone, sand and gravel, and limestone are safeguarded as shown on the proposals map.</p> <p>New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:</p> <ol style="list-style-type: none"> 1. Any reserves of minerals can be economically extracted prior to the commencement of development; or, and in the case <u>primary coal resources, there are wholly exceptional circumstances to justify its prior extraction; or</u> 2. Prior extraction would have an unacceptable impact on environmental or amenity considerations; or 3. The resource in question is of poor quality / quantity; or 4. The development would have no significant impact on the possible future working of the resource by reason of its nature, location or size. 	To accord with national policy.	AP9.2	Hearing Session 9.9.3 (b) Other Matters (Policies EcW10, EcW11 and EcW13)
MAC49	Page 101 Policy EcW13: Minerals Safeguarding Paragraph 6.8.112 Footnotes	<p>6.8.112 7.116 In considering whether prior extraction of the resource is feasible, the reason for the safeguarded area (i.e. the potential long term benefit of the resource in question) should be considered relative to the need for development and any short term economic arguments. The environmental and amenity impact of extraction should also be considered. With regards to aggregates resources within 200 metres of settlement limits (in the case of hard rock) and 100 metres (in the case of sand and gravel) extraction of the resource will not generally be acceptable¹. Typically, extraction of coal resources within 500 metres of identified settlement limits will not generally</p>	To provide cross reference to national policy requirements and the reasons for safeguarding primary coal resources within the Plan.	AP9.2	Hearing Session 9.9.3 (b) Other Matters (Policies EcW10, EcW11 and EcW13)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p>be acceptable. <u>Proposals for the prior extraction of primary coal resources will need to clearly demonstrate the exceptional circumstances that justify the extraction of the resource under national policy as referenced under LDP paragraphs 6.7.107 and 6.7.108. Notwithstanding this, the extraction of coal resources within 500m of a settlement would not generally be acceptable on environmental and amenity impact grounds².</u></p> <p>⁸⁰ <u>Minerals Technical Advice Note 1: Aggregates, paragraph 71</u> ⁸¹ <u>Minerals Technical Advice Note 2: Coal, paragraph 29</u></p>			
MAC50	Page 103 Policy EcW14: Waste Facilities	<p><u>LDP Policy EcW14: Waste Facilities</u></p> <p>Waste treatment facilities will only be permitted where: there is an identified need, where they are situated in locations where they would not have a significant adverse effect on amenity or the environment, accord with the waste hierarchy, the proximity principle and provide comprehensive restoration and aftercare of the land for a beneficial re-use. Proposals for new facilities should provide a Waste Planning Assessment.</p> <ol style="list-style-type: none"> 1. there is an identified need; 2. are situated in locations where they would not have a significant adverse effect on amenity or the environment; 3. they accord with the waste hierarchy and; the proximity principle; and 4. where appropriate, they provide comprehensive restoration and aftercare of the land for a beneficial re-use and. 5. Proposals for new facilities should they provide a Waste Planning Assessment. 	To clarify the individual requirements of part 1 of the Policy EcW14.	Page 17 & 18 of the Council's Hearing Statement	Hearing session 7 7.4 (a) (i) Other Policies (Policy EcW14 – Waste facilities)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
		<p>The following locations are identified as preferred areas of search for waste management facilities:</p> <ul style="list-style-type: none"> • Pengarnddu Industrial Estate • Pant Industrial Estate • Goatmill Road • Merthyr Tydfil Industrial Park • Land adjoining the A4060, Ffos-Y-Fran <p>Land at Trecatti is safeguarded for continued necessary landfill of unavoidable residual wastes.</p>			
MAC51	Page 104 Policy EcW14: Waste Facilities Paragraph 6.8.121	<p>6.8.1217.125 Proposals should demonstrate that the treatment process reflects the priority order of the waste hierarchy as far as possible (PPW Edition 10, paragraphs 5.13.4 - 5.13.5 and Figure 10: Waste Hierarchy). Consideration of the hierarchy will be set against the wider social, economic and environmental considerations which are relevant to the proposal. In accordance with national policy, regard will also be given to how proposals have considered and comply with the 'Nearest Appropriate Installation' and 'Self- Sufficiency' principles.</p>	To accord with changes made to Policy EcW14.	Page 18 the Council's Hearing Statement	Hearing session 7 7.4 (a) (i) Other Policies (Policy EcW14 – Waste facilities)
MAC52	Pages 109 -111 Monitoring Framework Sustainable Population Growth New Indicators 1.2, 1.7, 1.8, 1.9 and 1.10	<p>Add in new Core indicators for monitoring overall number of housing completions; net additional new general market dwellings and completions in Primary Growth Area with timescales and up-date timescales for indicators 1.3, 1. And 1.6.</p> <p>See Annex 2 - Monitoring Framework.</p>	To include new core indicators consistent with new indicators, outlined in the draft LDP Manual 3, that would be appropriate in monitoring the delivery of the	Page 14 of the Council's Hearing Statement	Hearing Session 8. 8.3 (a)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
			Replacement LDP Strategy.		
MAC53	Page 111 Monitoring Framework Regeneration Indicator 4.1	Revise indicator 4.1 to relate to <u>all</u> development permitted on previously developed land. See Annex 2- Monitoring Framework.	To amend indicator which should relate to all development on previously developed land not new residential development.	Appendix 2 of the Council's Hearing Statement	Hearing Session 8. 8.3 (a) see also Hearing Session 2 2.1 (b)
MAC54	Page 113 Monitoring Framework Infrastructure - amend Indicator 5.4	Revise Indicator 5.4 to monitor the loss of open space. See Annex 2- Monitoring Framework.	To more effectively monitor Policy SW10 and its aim of protecting open spaces.	Page 8 the Council's Hearing Statement	Hearing session 7 7.1 (e) Open Spaces and Local nature Reserves
MAC55	Page 115 Monitoring Framework Transport Amend Indicator 7.4	Revise indicator 7.4 to include monitoring extensions to existing AQMA's. See Annex 2 - Monitoring Framework.	To more effectively monitor changes in air quality in relation to AQMAs.	AP6.3	Hearing Session 6: 6.3 (c)
MAC56	Page 115 Monitoring Framework Transport New Indicator 7.5	New indicator to monitor changes in levels of Nitrogen dioxide within existing AQMA's. See Annex 2- Monitoring Framework.	To more effectively monitor changes in Nitrogen dioxide levels in relation to AQMAs.	AP6.3	Hearing Session 6: 6.3 (c)
MAC57	Page 117 Monitoring Framework Biodiversity	Add monitoring of Local Nature Reserves (LNR's) to align with changes to Policy EnW3. See Annex 2- Monitoring Framework.	To include monitoring of LNR's in the evaluation of Policy EnW3 and as a	Page 8 the Council's Hearing	

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	New Indicator 10.1		consequential change arising from earlier MACs.	Statement	
MAC58	Page 118 Monitoring Framework Biodiversity Delete Indicator 10.3	Delete references to Open space and green infrastructure to align with changes to Policy EnW3 and indicator 5.4. See Annex 2- Monitoring Framework.	Indicator replaced by new monitoring indicator 5.4 to more effectively monitor Policy SW10.	Page 8 the Council's Hearing Statement	Hearing session 7 7.1 (e) Open Spaces and Local nature Reserves
MAC59	Page 119 Monitoring Framework Economic Development Indicator 12.1	Revise indicator to monitor employment land development rather than permissions. See Annex 2- Monitoring Framework.	To provide a more meaningful indicator to monitor the delivery of employment allocations (i.e. land take up).	Page 14 the Council's Hearing Statement	Hearing Session 5: 5.1 (d) Employment allocations (Policy EcW1 and Appendix 1)
MAC60	Page 120 Monitoring Framework Economic Development New Indicator 12.3	Add new local indicator to monitor delivery of additional jobs. See Annex 2- Monitoring Framework.	To include a new indicator consistent with new indicators outlined in the draft LDP Manual 3, appropriate to monitoring the delivery of additional jobs.	Appendix 2 of the Council's Hearing Statement	Hearing Session 8. 8.3 (a)
MAC61	Page 120 Monitoring Framework Town and Local Centres	Revise indicator to measure all major office development granted outside of town and local centres and existing employment sites. See Annex 2- Monitoring Framework.	To clarify that the indicator is monitoring new major office development outside	Page 7 the Council's Hearing Statement	Hearing Session 5: 5.1 (b) (ii) Employment allocations (Policy EcW1 and

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	Indicator 14.3		established centres and existing employment sites and relates to the aims of Policies EcW1, EcW2 and Policy EcW3.		Appendix 1)
MAC62	Page 121 Monitoring Framework Town and Local Centres Indicator 14.7	Revise indicator to measure non-retail uses. See Annex 2- Monitoring Framework.	To correct a typographical error so that the indicator correctly relates to retail development rather than residential.	Page 24 the Council's Hearing Statement	Hearing Session 5: 5.13 (f) Retail hierarchy and Centres
MAC63	Page 122 Monitoring Framework Tourism, Leisure and Recreation Indicator 15.3	Revise indicator to take account of typographical error. See Annex 2- Monitoring Framework.	Typographical Error target should read 'or' not 'and' recreation facilities.	Page 20 of the Council's Hearing Statement	Hearing Session 8
MAC64	Page 126 Appendix 1 Site Allocation Details Housing Allocations (Policy SW3) General Infrastructure	Amend introductory paragraph to Appendix 1 regarding hydraulic modelling as follows: For some of the larger allocations (for example, typically over 100 dwellings), hydraulic modelling assessments of the water/sewerage network will be required where appropriate with the developer then funding the necessary reinforcement works to accommodate their site. Again, for the allocations where these reinforcement works are required, their undertaking should not affect the anticipated timescales for site	To clarify that hydraulic modelling will only be required where appropriate.	Page 2 Council's Hearing Statement	Hearing Session 4.1 (b)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	Requirements	deliverability.			
MAC65	Pages 131 and 147 - Appendix 1 Site Allocation Details for: SW3.5 – Erw Las, Gellideg, and SW3.31 – Cwmfelin, Bedlinog	Delete site allocations SW3.5 – Erw Las and SW3.31 – Cwmfelin in line with changes proposed in the Council's Action Point response AP4.3 due to concerns raised regarding the allocations (relating to the scale of development, loss of open space, deliverability issues) and there being adequate housing land supply provision within the Plan. See Annex 3 – Site Allocation Details (Policy SW3).	Site allocations deleted due to concerns raised regarding the allocations and there being adequate overall housing provision within the Plan (see AP4.3).	AP4.3	Hearing Session 4 4.2 (e) Housing allocations – specific (Policy SW3 and Appendix 1).
MAC66	Pages 132 & 133 Appendix 1 Site Allocation Details Housing Allocations (Policy SW3) SW3.8 – South of Castle Park	Revise site allocation details of SW3.8 South of Castle Park to take account of site boundary expansion resulting in part of the site being located within a SINC. See Annex 3 – Site Allocation Details.	To add reference the Site of Importance for Nature Conservation designation and any necessary ecological mitigation in response to the proposed extension to the boundary of SW3.8 (Land South of Castle Park which has resulted in part of the allocation being situated within a SINC.	AP4.2	Hearing Session 4. 4.2 (c) Housing allocations – specific (Policy SW3 and Appendix 1).
MAC67	Pages 138 -140 and Page 146 - Appendix 1 Site	Revise site allocation details for sites SW3.19, 21 & 30 to reflect changes made to site capacities and delivery timescales.	Site Allocation Details have been amended on the three sites to reflect	Examination document	Hearing Session 2 2.2 (b) Plan Strategy, delivery

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	Allocation Details Housing Allocations for sites SW3.19 – Twynyrodyn, SW3.21 – Bradley Gardens 2 and SW3.30 – Stormtown, Trelewis	See Annex 3 – Site Allocation Details (Policy SW3).	changes made to site capacities and delivery timescales.	ED009 – SUDs background paper	and Infrastructure Hearing Session 4 4.2 (d) Housing Allocations – Specific (Policy SW4 and Appendix).
MAC68	Page 143 Appendix 1 Site Allocation Details Housing Allocations (Policy SW3) SW3.36 P & R Motors	Add site allocation details for new site SW3.36 – P and R Motors, Pentrebach. See Annex 3 – Site Allocation Details	Site allocated in order to maintain a level of flexibility of 25% in the Replacement LDPs overall housing provision. Site allocation details added as a consequential change.	Page 8 of Council's Hearing Session	Hearing Session 4 4.3 (g) Other non-strategic site allocations
MAC69	Pages 143, 144 & 149. Appendix 1 Site Allocation Details Housing Allocations (Policy SW3) SW3.37 – Land South of Bryniau	Add site allocation details for new sites SW3.37, SW3.38 & SW3.39. See Annex 3 – Site Allocation Details (Policy SW3)	Site allocated in order to maintain a level of flexibility of 25% in the Replacement LDPs overall housing provision and to consistently identify committed sites as allocations within the Replacement Plan.	AP4.3	Hearing Session 4. 4.2 (b) & (e) Housing allocations – specific (Policy SW3 and Appendix 1). Hearing Session 3 3.2 (b) and (c)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	Road, Pant SW3.38 – Land North of Ty Llwyd, Incline Top SW3.39 – Y Goedwig, Edwardsville		Site allocation details added as a consequential change.		
MAC70	Pages 151-153 - Appendix 1 Site Allocation. Employment Site Allocations Details.	Amend the allocated B class uses at employment site allocation under policy EcW1 to reflect changes made to Policies EcW3, EcW5 and EcW6. See Annex 3 – Site Allocation Details (Policy EcW1)	Site Allocation Details have been amended to clarify the allocated uses at employment sites relate to light industrial uses under B1(b) and B1(c) uses classes rather than all B1 uses.	AP5.5	Hearing Session 5: 5.3 (b) Retail Hierarchy and Centres (Policies EcW3, 5 & 6).
MAC71	Pages 154 - 158 Appendix 2 Housing Trajectory and Land Supply Information.	Up-date Appendix 2 Housing trajectory and Land Supply Information to accord with PPW10. See Attached Appendix 4 - Housing Trajectory and Land Supply Information.	To up-date the housing trajectory and Land Supply Information to accord with paragraph 4.2.10 of PPW10 and to set a baseline for monitoring indicators in relation to housing delivery.	AP3.3	Hearing Session 3.
MAC72	Pages 159 - 170 Appendix 4	Replace LDP Appendix 4 - Lists of Sites of Importance for Nature Conservation (SINCS within in Merthyr Tydfil County Borough with revised	To include reference to qualifying features	AP6.1	Hearing Session 6. 6.3 Sites of

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
	Lists of Sites of Importance for Nature Conservation (SINCS within in Merthyr Tydfil County Borough	Appendix 4 - Qualifying features of Sites of Importance for Nature Conservation (SINCS) and Regionally Important Geological Sites (RIGS) in Merthyr Tydfil County Borough, as shown at Appendix 5 of this schedule.	and dates and availability of site surveys (or resurveys) evidence, within an Appendix to the Plan.		importance for Nature Conservation. Policy EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation and Priority Habitats and Species.
MAC73	Pages 175 - 181 New Appendix 5 infrastructure Schedule	Add the Infrastructure Schedule prepared by the Council as shown in its hearing statement and ED041 to the Plan (as a new LDP Appendix 5). See Infrastructure Schedule shown at Appendix 6 of this schedule.	To provide additional clarity to developers regarding potential development costs.	Page 12 Council's Hearing Statement and ED041	Hearing Session 2 2.2 (a) (ii)
MAC74	Page 182 New Appendix 6 Open Space Standards	Add the Council's Open Space Standards to an appendix to the Plan. See Open Space Standards shown at Appendix 7 of this schedule.	To provide additional justification as to how the open space standards would be applied.	AP2.4	Hearing Session 2. 2.3 (bi) Planning obligations (Policy SW9).
MapMAC1	Proposals Map Housing allocation SW3.8	Amend boundary at housing allocation SW3.8 - land at Castle Park – see Annex 9.	To provide sufficient flexibility to incorporate an on-site SuDs solution and an appropriate ecological corridor /	AP4.3	Hearing Session 4 4.2 (c)

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
			buffer zone for Great Crested Newts.		
MapMAC2	Proposals Map Housing allocation SW3.15	Amend boundary at housing allocation SW3.15 – Goetre Primary School, Gurnos, see Annex 9.	To provide sufficient flexibility to incorporate an on-site SuDs solution.	AP4.3	Hearing Session 4 4.2 (g)
MapMAC3	Proposals Map New Housing Allocation SW3.36	Include new Housing Allocation SW3.36 – P and R Motors, Pentrebach, see Annex 10.	To ensure there is adequate housing land provision in the LDP.	Page 8 of Councils Hearing Session Appendix 1	Hearing Session 4 4.3 (g)
MapMAC4	Proposals Map New Housing Allocation SW3.37	Include new Housing Allocation SW3.37 – Land South of Bryniau Road, Pant, see Annex 10.	To ensure there is adequate housing land provision in the LDP.	AP4.3 Appendix 1	Hearing Session 4 4.3
MapMAC5	Proposals Map New Housing Allocation SW3.38	Include new Housing Allocation SW3.38 – Land North of Ty Llwyd, Incline Top, see Annex 10.	To ensure there is adequate housing land provision in the LDP.	AP4.3 Appendix 1	Hearing Session 4 4.3
MapMAC6	Proposals Map New Housing Allocation SW3.39	Include new Allocation SW3.39 – Y Goedwig, Edwardsville, see Annex 10.	To ensure there is adequate housing land provision in the LDP.	AP4.3 Appendix 1	Hearing Session 4 4.3
MapMAC7	Proposals Map Policy SW4	Amend Settlement Limit boundary in Treharris on the Proposals Map, see Annex 11.	To include an area of land which has extant consent for residential development for 5 dwellings within the settlement boundary	Appendix 2 of the Council's hearing Statement	Hearing Session 6 6.6 Any other matters

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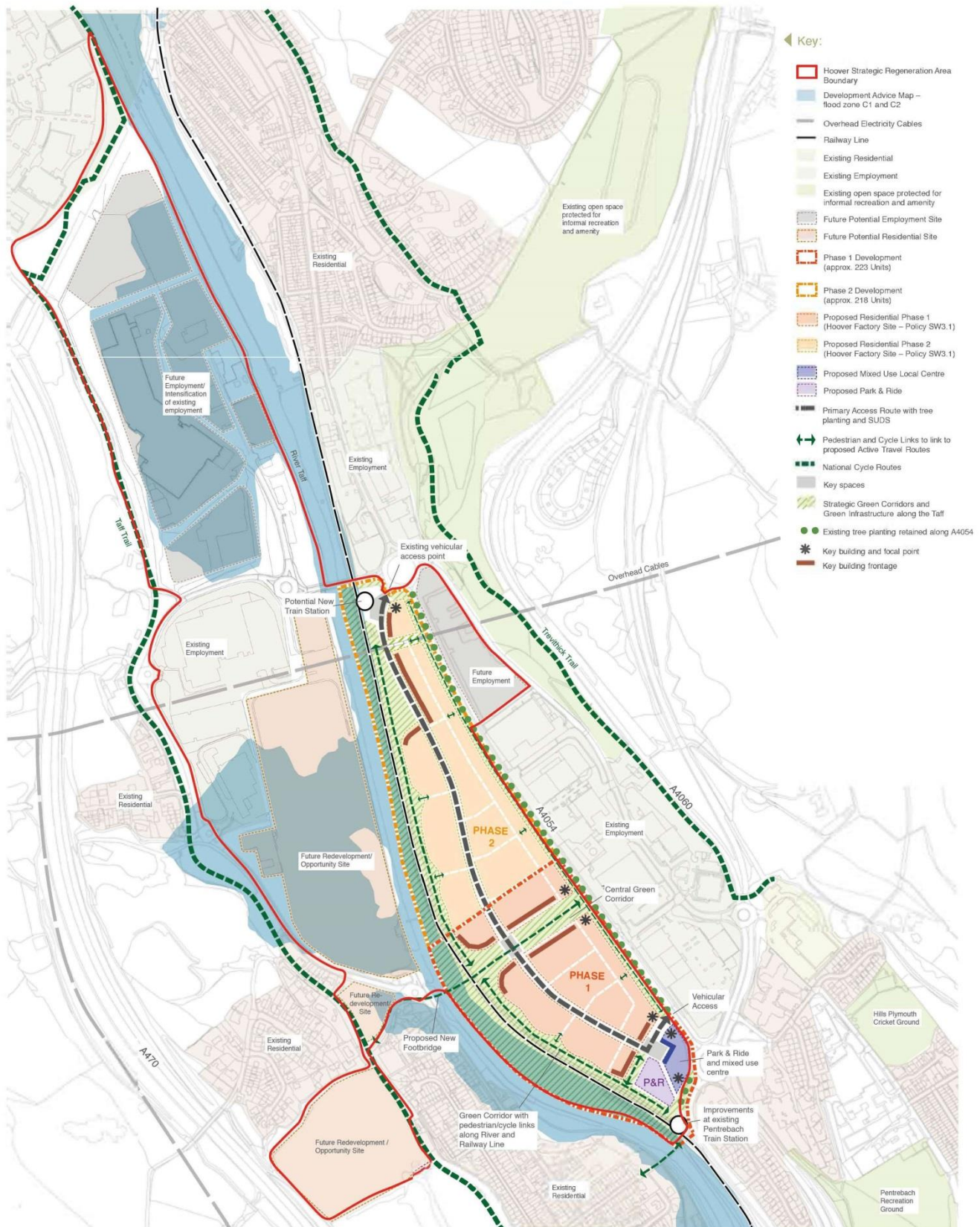
MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
			(the area comprises a partly implemented planning consent).		
MapMAC8	Proposals Map – legend key Policy SW6	Add Hoover Strategic Regeneration Area (HSRA) boundary to the legend key to the electronic pdf and printed hard copies of the Proposals Map.	To clarify the boundary of the HSRA shown on the Proposals Map.	Page 10 of Council's Hearing Statement .	Hearing Session 4 4.3 (a) Hoover Strategic Regeneration Area (HSRA)
MapMAC9	Proposals Map Policy SW10	Transfer the identified open spaces currently shown on the Constraints Map to the LDP Proposals Map, see Annex 12.	To clearly identify areas designated as open spaces on the LDP Proposals Map.	Page 2 of Council's Hearing Statement .	Hearing Session 7, 7.1 (a)
MapMAC10	Constraints and Proposals Maps EnW3	Delete proposed LNRs from the Proposals Map and transfer the existing Cwm Taf Fechan LNR to the Constraints Map, see Annex 14.	To reflect the fact that LNRs designations do not form part of the LDP but are designated under separate legislation and should therefore be shown on the separate accompanying Constraints Map.	Page 7 of Council's Hearing Statement .	Hearing Session 7, 7.1 (c) (iii)
MapMAC11	Proposals Map Site Allocations SW3.5 and SW3.31	Delete residential site allocations SW3.5 Erw Las and SW3.31 Cwmfelin from the Proposals Map in line with changes proposed in the Council's Action Point response AP4.3, see Annex 10.	Delete site allocations due to concerns raised regarding the	AP4.3	Hearing Session 4 4.3

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MAC Reference Number	LDP Page / Section/ Policy/ Paragraph.	Matters Arising Change	Reason/Justification	Action Point Ref.	Relevant Hearing Session or other reference
			allocations (relating to the scale of development, loss of open space, and deliverability issues) and there being adequate housing land supply provision within the Plan.		

ANNEX 1: HOOVER STRATEGIC REGENERATION AREA – CONCEPT PLAN (MAC 10)

Hoover Strategic Regeneration Area – Concept Plan



Diagrammatic only. Concept plan to be rigorously tested and modified according to placemaking principles as detailed proposals progress.

ANNEX 2: MONITORING FRAMEWORK

Table 7.1: Monitoring Framework					
SUSTAINABLE POPULATION GROWTH					
LDP Objective 1: To encourage a sustainable level and distribution of population growth.					
WELSH LANGUAGE AND CULTURE					
LDP Objective 2: To protect and enhance Welsh language and culture.					
HOUSING PROVISION					
LDP Objective 3: To ensure the sufficient provision of land for the delivery of a range and choice of housing and affordable housing to address local housing needs.					
Relevant LDP Policies/ SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> SW1: Provision of New Homes. SW2: Provision of Affordable Housing. SW3: Sustainability Distributing New Homes. SW4: Settlement Boundaries. SW5: Affordable Housing Exception Sites. <u>SA Objectives:</u> 2: To maintain and enhance community and settlement identities.	1.1	<u>Core</u> Housing land supply, taken from the current Joint Housing Land Availability Study (JHLAS) supply (TAN1).	Maintain a minimum 5 year housing land supply for each year following plan adoption.	Less than a 5 year supply of housing land is recorded in any 1 year following plan adoption.	MTCBC Planning & Countryside Department. JHLAS.
	1.2	<u>Core Overall number of housing completions</u> <u>(As indicated in the Housing Trajectory at Appendix 2).</u>	<u>260 completions by April 2019</u> <u>344 completions by April 2020</u> <u>524 completions by April 2021</u> <u>705 completions by April 2022</u> <u>913 completions by April 2023</u> <u>1076 completions by April 2024</u> <u>1263 completions by April 2025</u> <u>1446 completions by April 2026</u> <u>1621 completions by April 2027</u> <u>1775 completions by April 2028</u> <u>1953 completions by April 2029</u> <u>2106 completions by April 2030</u> <u>2250 completions by April 2031</u>	<u>20% less or greater than the monitoring target over 2 consecutive years.</u>	<u>MTCBC Planning & Countryside Department.</u> <u>JHLAS. (MAC52)</u>
	1.2 1.3	<u>Core</u> Number of net additional new general market dwellings built in the Plan area.	<u>260 completions by April 2019</u> <u>336 completions by April 2020</u> <u>494 completions by April 2021</u> <u>653 completions by April 2022</u> <u>841 completions by April 2023</u> <u>993 completions by April 2024</u> <u>1166 completions by April 2025</u> <u>1335 completions by April 2026</u> <u>1499 completions by April 2027</u> <u>1644 completions by April 2028</u> <u>1809 completions by April 2029</u> <u>1951 completions by April 2030</u> <u>2000 completions by April 2031</u>	20% less or greater than the housing targets over 2 consecutive years.	MTCBC Planning & Countryside Department JHLAS. (MAC52)

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<p>3: To support a sustainable level of population growth.</p> <p>5: To meet the housing needs of all through a mix of dwelling tenures and types.</p> <p>17: To facilitate services and facilities that support distinctive local culture and the Welsh language.</p>	1.3 1.4	<u>Core</u> Number of net additional affordable dwellings built in the Plan area.	<u>47 completions by April 2019</u> <u>61 completions by April 2020</u> <u>88 completions by April 2021</u> <u>115 completions by April 2022</u> <u>141 completions by April 2023</u> <u>154 completions by April 2024</u> <u>171 completions by April 2025</u> <u>190 completions by April 2026</u> <u>203 completions by April 2027</u> <u>214 completions by April 2028</u> <u>229 completions by April 2029</u> <u>242 completions by April 2030</u> <u>251 completions by April 2031</u>	20% less or greater than the affordable housing targets over 2 consecutive years.	MTCBC Housing Department. Local Housing Market Assessment (LHMA). (MAC52)
	1.4 1.5	<u>Core</u> Total number of housing units permitted on allocated sites as a percentage of overall housing provision.	78% of housing units permitted on allocated sites as a percentage of overall housing provision.	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Development Management Monitoring.
	1.5 1.6	<u>Local</u> Total number of housing units completed on allocated sites.	<u>228 completions by April 2019</u> <u>289 completions by April 2020</u> <u>470 completions by April 2021</u> <u>652 completions by April 2022</u> <u>868 completions by April 2023</u> <u>1028 completions by April 2024</u> <u>1218 completions by April 2025</u> <u>1403 completions by April 2026</u> <u>1577 completions by April 2027</u> <u>1726 completions by April 2028</u> <u>1904 completions by April 2029</u> <u>2051 completions by April 2030</u> <u>2196 completions by April 2031</u>	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Planning & Countryside Department. JHLAS. (MAC52)
	1.7	<u>Core</u> Number of completions in Primary Growth Area (As indicated in the Housing Trajectory at Appendix 2).	<u>221 completions by April 2019</u> <u>272 completions by April 2020</u> <u>372 completions by April 2021</u> <u>473 completions by April 2022</u> <u>607 completions by April 2023</u> <u>742 completions by April 2024</u> <u>889 completions by April 2025</u> <u>1045 completions by April 2026</u> <u>1177 completions by April 2027</u> <u>1281 completions by April 2028</u> <u>1408 completions by April 2029</u> <u>1534 completions by April 2030</u> <u>1600 completions by April 2031</u>	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Planning & Countryside Department. JHLAS. (MAC52)

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	1.8	<u>Core Number of completions in Other Growth Area (As indicated in the Housing Trajectory at Appendix 2).</u>	<u>89 completions by April 2019</u> <u>121 completions by April 2020</u> <u>201 completions by April 2021</u> <u>281 completions by April 2022</u> <u>356 completions April 2023</u> <u>384 completions by April 2024</u> <u>424 completions by April 2025</u> <u>452 completions by April 2026</u> <u>494 completions by April 2027</u> <u>544 completions by April 2028</u> <u>594 completions by April 2029</u> <u>620 completions by April 2030</u> <u>650 completions by April 2031</u>	<u>20% less or greater than the monitoring target over 2 consecutive years.</u>	<u>MTCBC Planning & Countryside Department.</u> JHLAS. (MAC52)
	1.9	<u>Local Average house price (Baseline: 2019 average)</u>	<u>N/A – contextual indicator</u>	<u>+/- 10% change from base level</u>	<u>MTCBC Planning & Countryside Department.</u> (MAC52)
	1.10	<u>Local Average income (gross weekly pay) (Baseline: latest figure available upon adoption)</u>	<u>N/A – contextual indicator</u>	<u>+/- 10% change from base level</u>	<u>NOMIS</u> (MAC52)

REGENERATION

LDP Objective 4: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.

Relevant LDP Policies/ SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> SW6: Hoover Strategic Regeneration Area. SW7: The former Ivor Steel Works Regeneration Area. SW8: Gypsy, Traveller and Showpeople	4.1	<u>Local</u> Amount of development permitted on previously developed land as a percentage of all development permitted (Ha). (NB. excluding householder development and changes of use).	Maintain a percentage of at least 75% of new dwelling development permitted on previously developed land over the plan period.	Less than 75% over 2 consecutive years.	MTCBC Development Management Monitoring. (MAC53)

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<p>Accommodation.</p> <p><u>SA Objectives:</u></p> <p>5: To meet the housing needs of all through a mix of dwelling tenures and types.</p> <p>15: To protect and conserve soil and safeguard mineral resources.</p> <p>18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.</p>	4.2	<u>Local</u> Meeting short-term needs for authorised Gypsy, Traveller and Showpeople sites to 2024.	Adequate provision is made to meet short-term for Gypsy and Traveller accommodation needs.	Failure to meet the short-term Gypsy, Traveller and Showpeople accommodation needs to 2024.	<p>MTCBC Planning & Countryside Department.</p> <p>MTCBC Housing Department.</p>
	4.3	<u>Local</u> Meeting longer-term need for authorised Gypsy, Traveller and Showpeople sites to 2031.	Adequate provision is made to meet longer-term Gypsy and Traveller accommodation needs.	Failure to meet the long-term Gypsy, Traveller and Showpeople accommodation needs by 2031.	<p>MTCBC Planning & Countryside Department.</p> <p>MTCBC Housing Department.</p>
INFRASTRUCTURE					
LDP Objective 5: To ensure that community infrastructure and open space supports the regeneration of local communities.					
Relevant LDP Policies/ SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<p><u>LDP Policies:</u></p> <p>SW9: Planning Obligations.</p> <p>SW10: Protecting and Improving Open Spaces.</p> <p><u>SA Objectives:</u></p> <p>1: To ensure that the community and social infrastructure needs of all residents and communities are met.</p>	5.1	<u>Local</u> Number of on-site affordable housing provision secured through S106 in association with new development.	<p>59 units by March 2021.</p> <p>118 units units by March 2026.</p> <p>177 units units by March 2031.</p>	<p>10% Requirement Area: delivering less than 7.5% or more than 12.5%.</p> <p>5% Requirement Area: delivering less than 2.5% or more than 7.5%.</p>	<p>MTCBC Planning & Countryside Department.</p> <p>CIL/S106 Monitoring. (MIN3)</p>
	5.2	<u>Local</u> Amount of Public Open space provision secured through S106/CIL in association with	Net increase in open space (Ha).	No net Bi-annual increase in open space (Ha).	<p>Open Space Strategy Annual Monitoring Report.</p> <p>CIL/S106</p>

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<p>2: To maintain and enhance community and settlement identities.</p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>9: To ensure essential utilities and infrastructure are available to meet the needs of all.</p>		new development.			Monitoring.
	5.3	<u>Local</u> Number of Priority Public Open Space sites benefitting from S106/CIL in association with new development.	5 sites by March 2021. 13 sites by March 2026. 21 sites by March 2031.	Failure to improve Priority Open Space in accordance with trigger level.	Open Space Strategy Annual Monitoring Report. (MIN3) CIL/S106 Monitoring.
	5.4	<u>Local</u> Number of Local Nature Reserves moving towards green flag status.	4 by March 2021. 8 by March 2026. 12 by March 2031.	Failure to improve Open Space within a LNR in accordance with trigger level.	Open Space Strategy Annual Monitoring Report. (MAC54)
	5.4	<u>Local</u> Number of applications approved that would result in the loss of Open Space.	<u>No permission granted for development contrary to Policy SW10.</u>	<u>1 or more planning permissions granted not in accordance with Policy SW10.</u>	<u>MTCBC Development Management Monitoring.</u> (MAC54)
SUSTAINABLE DESIGN					
LDP Objective 6: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.					
Relevant LDP Polices / SA Objectives	Ref No	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> SW11: Sustainable Design and Placemaking. EnW4: Environmental Protection <u>SA Objectives:</u> 4: To improve human health and well-being and reduce	6.1	<u>Local</u> Permissions granted not in accordance with Policy SW11 Sustainable Design and Placemaking	No applications permitted contrary to Policy SW11.	1 application permitted contrary to policy SW11.	MTCBC Development Management Monitoring.
	6.2	<u>Local</u> Amount of development permitted within C1 Floodplain areas that do not meet all TAN 15 tests.	No applications approved within C1 Floodplain areas unless all TAN 15 tests are met.	1 application permitted for development in any 1 year that does not meet all TAN 15 tests.	MTCBC Development Management Monitoring.

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inequalities.	6.3	<u>Local</u> Amount of development permitted for highly vulnerable development within C2 Floodplain area	No relevant applications approved within C2 Floodplain areas.	1 application permitted for development in any 1 year for highly vulnerable development within C2 Floodplain.	MTCBC Development Management Monitoring.
6: To improve the overall quality and energy efficiency of the housing stock.					
7: To enhance the attractiveness of the County Borough to support economic development					
10: To minimise energy use and optimise opportunities for renewable energy generation.					
11: To minimise the contribution to climate change whilst maximising resilience to it.					
13: To minimise the demand for water and improve the water environment.					
14: To minimise the risk of flooding.					
18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.					
TRANSPORT					

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LDP Objective 7: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.					
Relevant LDP Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> SW12: Improving the Transport Network.	7.1	<u>Local</u> Development of the New Merthyr Tydfil Central Bus Station.	Start development by end of 2022.	Failure to meet monitoring target.	MTCBC Planning & Countryside Department.
<u>SA Objectives:</u> 4: To improve human health and well-being and reduce inequalities. 8: To reduce the need to travel and encourage sustainable modes of transport. 9: To ensure essential utilities and infrastructure are available to meet the needs of all. 11: To minimise the contribution to climate change whilst maximising resilience to it.	7.2	<u>Local</u> Number of major applications accompanied by a Travel Plan, above the relevant Transport Assessment (TA) thresholds identified in TAN 18 (Annex D).	All relevant planning applications to be accompanied by a Travel Plan.	1 or more relevant planning application not accompanied by a travel plan or secured by conditions.	MTCBC Development Management Monitoring.
	7.3	<u>Local</u> Preparation of Supplementary Planning Guidance (SPG) relating to Parking Standards.	To prepare a Parking Standards SPG within 2 years of adoption.	Failure to prepare a Parking Standards SPG within 2 years of adoption.	MTCBC Highways & Engineering Department. County Surveyors Society (CSS).
	7.4	<u>Local</u> Number of Air Quality Management Areas (AQMAs).	No more than 1 current AQMA in action. <u>No new or extended AQMA designations</u>	One or more additional AQMAs. <u>An extension to the existing AQMA or designation of a new AQMA.</u>	MTCBC Environmental Health Monitoring. (MAC55)
	<u>7.5</u>	<u>Local Nitrogen dioxide levels within the designated Twynyrodyn Road AQMA.</u>	<u>Reduce the number of locations above the statutory level for nitrogen dioxide within the AQMA.</u>	<u>Two consecutive years with no reduction in the number of locations above statutory</u>	<u>MTCBC Environmental Health Monitoring. (MAC56)</u>

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				<u>nitrogen dioxide levels within the AQMA.</u>	
COMMUNITY FACILITIES					
LDP Objective 8 : To support existing community facilities and suitable community led development					
Relevant LDP Policies / SA Objectives	Ref No.	Indicator – Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> SW13: Protecting and Improving Local Community Facilities. <u>SA Objectives:</u> 1: To ensure that the community and social infrastructure needs of all residents and communities are met. 2: To maintain and enhance community and settlement identities. 4: To improve human health and well-being and reduce inequalities. 17: To facilitate services and facilities that support distinctive local culture and the Welsh language	8.1	<u>Local</u> Number of community facilities lost through development.	No permission granted for development contrary to Policy SW13 that has the potential to result in the unacceptable loss of community facilities in areas of need.	The loss of 1 community facility in an area of identified need in any 1 year contrary to Policy SW13.	MTCBC Development Management Monitoring.
HERITAGE AND CULTURAL ASSETS					
LDP Objective 9: To protect, enhance and promote all heritage, historic and cultural assets					

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Relevant LDP Polices / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> CW1: Historic Environment. CW2: Cyfarthfa Heritage Area. <u>SA Objectives:</u> 16: To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution. 18: To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	9.1	<u>Local</u> Number of applications approved that do not preserve or enhance Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.	No permission granted for development contrary to Policy CW1 that has the potential to impact on Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.	1 or more applications permitted contrary to Policy CW1.	MTCBC Development Management Monitoring.
	9.2	<u>Local</u> Number of applications approved that do not have regard to the special character and archaeological importance of Urban Character Areas and or Archaeologically Sensitive Areas.	No permission granted for development contrary to Policy CW1 that has the potential to impact on Urban Character Areas and or Archaeologically Sensitive Areas.	1 or more applications permitted contrary to Policy CW1.	MTCBC Development Management Monitoring.
BIODIVERSITY					
LDP Objective 10: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.					
Relevant LDP Polices / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> EnW1: Nature Conservation and Ecosystem Resilience. EnW2:	10.1	<u>Local</u> Number of applications approved that would cause harm to the overall conservation value of Sites of Importance for Nature Conservation (SINCs) and Regionally Important Geological Sites (RIGS)	No permission granted for development contrary to Policy EnW3.	1 or more planning permissions granted not in accordance with Policy EnW3.	MTCBC Development Management Monitoring. (MAC57)

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<p>Nationally Protected Sites and Species.</p> <p>EnW3: Regionally Important Sites and Priority Habitats and Species.</p> <p><u>SA Objectives:</u></p> <p>11: To minimise the contribution to climate change whilst maximising resilience to it.</p> <p>12: To maintain and enhance biodiversity and ecosystem connectivity.</p> <p>13: To minimise the demand for water and improve the water environment.</p> <p>15: To protect and conserve soil and safeguard mineral resources.</p>		and Local Nature Reserves (LNRs).			
	10.2	<u>Local</u> Number of applications approved that would cause harm to legally protected Habitats or Species.	No permission granted for development contrary to Policies EnW2 or EnW3.	1 or more planning permissions granted not in accordance with Policies EnW2 or EnW3.	MTCBC Development Management Monitoring.
	10.3	<u>Local</u> Number of applications approved that would result in the unacceptable loss of Green Infrastructure/ Open Space.	No permission granted for development contrary to Policy SW10.	1 or more planning permissions granted not in accordance with Policy SW10.	MTCBC Development Management Monitoring. (MAC58)
	10.43	<u>Local</u> Number of applications requiring enhancements to biodiversity interests through mitigation and compensation measures	No permission granted contrary to Policy EnW1.	1 or more planning permissions granted not in accordance with Policy EnW1.	MTCBC Development Management Monitoring. (MIN5)
COUNTRYSIDE AND LANDSCAPE					
LDP Objective 11: To protect and enhance the character and appearance of the landscape and the countryside.					
Relevant LDP Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source

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<u>LDP Policies:</u> EnW4: Environmental Protection. EnW5: Landscape Protection.	11.1	<u>Local</u> Number of applications approved contrary to Policy EnW5 that would cause unacceptable harm to Special Landscape Areas.	No permission granted for development contrary to Policy EnW5 that would cause unacceptable harm to Special Landscape Areas.	1 or more planning permissions granted not in accordance with Policy EnW5.	MTCBC Development Management Monitoring.
	11.2	<u>Local</u> Preparation of Supplementary Planning Guidance (SPG) in relation to Landscape Design, Management and Protection.	To prepare a Landscape Design, Management and protection SPG within two years of Plan adoption.	Failure to prepare A Landscape Design, Management and Protection SPG within two years of Plan adoption.	MTCBC Planning & Countryside Department.
ECONOMIC DEVELOPMENT					
LDP Objective 12: To provide and safeguard appropriate land for economic and skills development.					
RURAL ECONOMY					
LDP Objective 13: To strengthen and diversify the rural economy.					
Relevant Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source

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<u>LDP Policies:</u> EcW1: Provision of Employment Land. EcW2: Protecting Employment Sites. <u>SA Objectives:</u> 2: To maintain and enhance community and settlement identities. 3: To support a sustainable level of population growth. 4: To improve human health and well-being and reduce inequalities. 7: To enhance the attractiveness of the County Borough to support economic development.	12.1	<u>Core</u> Employment land permitted development (ha) on allocated sites as a percentage of all employment allocations.	To secure planning permissions on Development of 33% (4.82 Ha) of employment land by 2021. To secure planning permissions on Development of 67% (9.64 Ha) of employment land by 2026. To secure planning permissions on Development of 100% (14.46 Ha) of employment land by 2031.	20% less or greater than the monitoring target over 2 consecutive years.	MTCBC Development Management Monitoring. (MAC59)
	12.2	<u>Local</u> Number of applications approved that would result in the loss of employment land protected under Policy EcW2.	No permission granted contrary to Policy EcW2 that would result in the unjustified loss of land protected for employment.	1 or more applications permitted contrary to Policy EcW2.	MTCBC Development Management Monitoring.
	12.3	<u>Local</u> <u>Minimum number of additional jobs delivered.</u>	<u>626 jobs by March 2021</u> <u>1251 jobs by March 2026</u> <u>1877 jobs by 2031</u>	<u>20% less or greater than the monitoring target over 2 consecutive years.</u>	<u>MTCBC Planning & Countryside Department. NOMIS (MAC60)</u>
TOWN AND LOCAL CENTRES					
LDP Objective 14: To develop the town and local centres as accessible, attractive, viable and vibrant places.					
Relevant Polices / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source

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<p><u>LDP Policies:</u></p> <p>EcW3: Retail Hierarchy – Supporting Retailing Provision.</p> <p>EcW4: Retail Allocation.</p> <p>EcW5: Town and Local Centre Development.</p> <p>EcW6: Out of Town retailing areas</p> <p><u>SA Objectives:</u></p> <p>1: To ensure that the community and social infrastructure needs of all residents and communities are met.</p> <p>2: To maintain and enhance community and settlement identities.</p> <p>7: To enhance the attractiveness of the County Borough to support economic development.</p> <p>8: To reduce the need to travel and encourage sustainable modes of transport.</p>	14.1	<p><u>Core</u></p> <p>Amount of major retail and office development (sqm) permitted <i>within</i> established town and local centre boundaries.</p>	All major retail and office applications submitted <i>within</i> established town and local centre boundaries.	Less than 90% of all major retail and office applications granted permission over 2 consecutive years <i>within</i> established town and local centre boundaries.	MTCBC Development Management Monitoring.
	14.2	<p><u>Core</u></p> <p>Amount of major retail development (sqm) permitted <i>outside</i> established town and local centre boundaries.</p>	No major retail, development (sqm) permitted <i>outside</i> established town and local centre boundaries.	1 or more applications permitted for major retail development contrary to Policy ECW3 in any 1 year.	MTCBC Development Management Monitoring.
	14.3	<p><u>Core</u></p> <p>Amount of major office development (sqm) permitted <i>outside</i> established town and local centre boundaries.</p>	No major office development (sqm) permitted <i>outside</i> established town/local centre and Protected Employment Sites boundaries.	1 or more applications permitted for major office development <i>outside</i> established town and local centre boundaries or contrary to Policy EcW1, EcW2 and ECW3 in any 1 year.	MTCBC Development Management Monitoring. (MAC61)
	14.4	<p><u>Local</u></p> <p>New retail floorspace (sqm) built in HSRA.</p>	400 sqm net floorspace completed by the end of 2031.	No application registered by the end of 2026.	MTCBC Planning Applications Register.
	14.5	<p><u>Local</u></p> <p><u>Town Centre Health Check:</u> Total annual amount of vacant units in the Town Centre.</p>	On par with Annual Welsh Town Centre Vacancy Rate.	Vacancy Rate above Annual Welsh Town Centre Vacancy Rate over 2 consecutive years.	MTCBC Planning & Countryside Department.
	14.6	<p><u>Local</u></p> <p><u>Town Centre Health</u></p>	Maintain at least	Percentage	MTCBC

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		<u>Check:</u> Percentage of retail units in the Primary Shopping Area (PSA).	75% of the commercial units at street level within the PSA as A1 in accordance with Policy EcW5.	drops below 75% in any 1 year.	Planning & Countryside Department.
	14.7	<u>Local</u> <u>Local Centre Health</u> <u>Check:</u> Amount of non- residential -retail uses in Local Centres.	No permission granted for non- residential retail development that is contrary to Policy EcW5.	1 or more non- residential - retail development s permitted contrary to Policy EcW5 in any 1 year.	MTCBC Development Management Monitoring. (MAC62)
TOURISM, LEISURE AND RECREATION					
LDP Objective 15: To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.					
Relevant Polices / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> EcW7: Tourism, Leisure and Recreation Development. SW13: Protecting and Improving Local Community Facilities <u>SA Objectives:</u>	15.1	<u>Core</u> Amount of major leisure development (sqm) permitted <i>within</i> established town and local centre boundaries.	All major leisure applications submitted <i>within</i> established town and local centre boundaries.	Less than 90% of all major leisure applications granted permission over 2 consecutive years within established town and local centre boundaries.	MTCBC Development Management Monitoring.
1: To ensure that the community and social infrastructure needs of all residents and communities are met. 7: To enhance the attractiveness of the County	15.2	<u>Core</u> Amount of major leisure development (sqm) permitted <i>outside</i> established town and local centre boundaries.	No major leisure development (Sqm) permitted <i>outside</i> established town and local centre boundaries.	1 or more applications permitted for major leisure development in any 1 year outside established town and local centre boundaries contrary to Policy EcW5.	MTCBC Development Management Monitoring.

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<p>Borough to support Economic Development.</p> <p>16: To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.</p> <p>17: To facilitate services and facilities that support distinctive local culture and the Welsh language.</p>	15.3	<p><u>Local</u></p> <p>Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.</p>	<p>No permission granted contrary to Policy SW13 that would result in the unjustified loss of tourism, or leisure and <u>or</u> recreation facilities.</p>	<p>1 or more applications permitted contrary to Policy SW13.</p>	<p>MTCBC Development Management Monitoring. (MAC63)</p>
RENEWABLE ENERGY					
LDP Objective 16: To promote renewable and low carbon energy.					
Relevant Polices / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<p><u>LDP Policies:</u></p> <p>EcW8: Renewable Energy.</p> <p>EcW9: District Heating.</p> <p><u>SA Objectives:</u></p> <p>4: To improve human health and well-being and reduce inequalities.</p> <p>6: To improve the overall quality and energy efficiency of the housing stock.</p> <p>9: To ensure essential</p>	16.1	<p><u>Local</u></p> <p>The capacity of renewable energy developments (electricity) permitted (MWe).</p>	<p>To secure planning permissions for 12.5 MWe of electricity generation by 2021.</p> <p>To secure planning permissions for 25 MWe of electricity generation by 2026.</p> <p>To secure planning permissions for 37.4 MWe of electricity generation by 2031.</p>	<p>Failure to secure planning permissions for 7.17 MWe of electricity generation by 2021 by 10% or more.</p> <p>To secure planning permissions for 14.33 MWe of electricity generation by 2026 by 10% or more.</p> <p>To secure planning permissions for 21.5 MWe of electricity</p>	<p>MTCBC Development Management Monitoring.</p>

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utilities and infrastructure are available to meet the needs of all.					generation by 2031 by 10% or more.				
10: To minimise energy use and optimise opportunities for renewable energy generation. 11: To minimise the contribution to climate change whilst maximising resilience to it.	Resource summary and target scenarios for renewable electricity								
	Renewable Energy Technology	Available (undeveloped) resource		Current installed capacity (erected, installed or permitted)		Target scenarios for renewable energy generation by 2031			
						Low		High	
		MWe (Capacity)	GWh/yr (Annual energy output)	MWe	GWh/yr	MWe	GWh/yr	MWe	GWh/yr
	Onshore wind	0	0	1.5	3.5	2	4.7	2.5	5.9
	EfW	0.0	0.0	0.0	0.0	-	-	-	-
	Landfill gas	N/A	N/A	6.2	23.4	3.5	13.2	3.5	13.2
	AD	0.01	0.06	-	-	-	-	-	-
	Hydropower	0.24	0.5	0.1	0.48	0.1	0.3	0.2	0.6
	Building integrated solar	N/A	N/A	2.4	2.6	5.9	5.7	11.2	10.9
	Stand-alone solar PV	158.3	138.7	-	-	10.0	9.7	20.0	19.4
	Total	158.55	13.26	10.2	6.0	21.5	33.6	37.4	50
	Merthyr Tydfil projected electricity demand 2031						208		228
	Percentage electricity demand in 2031 potentially met by renewable energy resources						16%		22%
16.2	<u>Local</u> The capacity of renewable energy developments (heat) permitted (MWth).		To secure planning permissions for 13.27 MWth of electricity heat generation by 2021. To secure planning permissions for 26.53 MWth of electricity heat generation by 2026. To secure planning permissions for 39.8 MWth of electricity heat generation by 2031.		To secure planning permissions for 6.5 MWth of electricity heat generation by 2021 by 10% or more. To secure planning permissions for 13 MWth of electricity heat generation by 2026 by 10% or more. To secure planning permissions for 19.4 MWth of electricity heat generation by 2031 by 10% or more.		MTCBC Planning & Countryside Department. (MIN3)		

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Resource Summary and target scenarios for renewable heat								
Renewable Energy Technology	Available (undeveloped) resource		Current installed capacity (installed or permitted)		Target scenarios for renewable energy generation by 2031			
	MWth (Capacity)	GWh/yr (Annual energy output)	MWth	GWh/yr	Low		High	
Biomass CHP or large scale heat only	6.2 MWth (heat only application) Or 1.4 MWth & 0.69 MWe (CHP)	19.1 (heat only) Or 8.4 (CHP)	0.4	1.2	3.0	9.2	8.5	26.1
Biomass boilers			0.03	0.09	7.9	24.1	16.4	50.4
Anaerobic Digestion	0.036 (heat only) Or 0.011 MWth & 0.01 MWe (CHP)	0.22 (heat only) OR 0.135 (CHP)	-	-	-	-	-	-
EfW	-	-	-	-	-	-	-	-
Heat pumps	N/A	N/A	0.2	0.4	8.6	16.5	14.9	28.7
Solar thermal	N/A	N/A	0.03	0.02	-	-	-	-
Total	N/A	N/A	0.7	444.5	19.4	49.8	39.8	105.2
Merthyr Tydfil projected heat demand 2031						364		368
Percentage heat demand in 2031 potentially met by renewable energy resources						14%		29%

MINERALS

LDP Objective 17: To ensure a sustainable supply of minerals.

Relevant Policies / SA Objectives	Ref No.	Indicator Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> EcW10: Sustainably Supplying Minerals. EcW11: Minerals Development. EcW12: Mineral Buffer Zones. EcW13: Mineral Safeguarding. <u>SA Objectives:</u> 9: To ensure essential utilities and infrastructure	17.1	<u>Core</u> The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).	Maintain a minimum 10 year land bank of permitted aggregate reserves over the entire plan period	Less than a 10 year land bank of permitted aggregate reserves in any 1 year.	South Wales Regional Aggregates Working Party (SWRAWP). MTCBC Development Management Monitoring.
	17.2	<u>Local</u> Amount of development permitted within a Minerals Buffer Zone.	No permission granted for development within a Minerals Buffer Zone contrary to Policy EcW12.	1 or more applications permitted for development within a Minerals Buffer Zone contrary to Policy EcW12	South Wales Regional Aggregates Working Party (SWRAWP). MTCBC Development Management Monitoring.

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are available to meet the needs of all.				in any 1 year.	
15: To protect and conserve soil and safeguard mineral resources.	17.3	<u>Local</u> Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.	No permission granted for development within Minerals Safeguarding Areas contrary to Policy EcW13.	1 or more applications permitted for development within a Minerals Safeguarding Area contrary to Policy EcW13 in any 1 year.	South Wales Regional Aggregates Working Party (SWRAWP). MTCBC Development Management Monitoring.
WASTE MANAGEMENT					
LDP Objective 18: To promote the efficient use of materials and resources and ensure an integrated network of waste management facilities.					
Relevant Policies / SA Objectives	Ref No.	Indicator – Core / Local	Monitoring Target	Trigger Point	Data Source
<u>LDP Policies:</u> EcW14: Waste Facilities. <u>SA Objectives:</u> 4: To improve human health and well-being and reduce inequalities. 9: To ensure essential utilities and infrastructure are available to meet the needs of all. 11: To minimise the contribution to climate change whilst maximising resilience to it.	18.1	<u>Local</u> Capacity to cater for the County Borough's waste.	Maintain sufficient capacity to cater for the County Boroughs waste (To be confirmed at a regional level) in accordance with TAN21.	Triggers to be established at a regional level in accordance with TAN21.	MTCBC Waste Services Department.

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ANNEX 3: SITE ALLOCATION DETAILS – HOUSING ALLOCATIONS (POLICY SW3)

Appendix 1 Site Allocation Details

	No of units
SW3.8 – South of Castle Park	160
<p>This 5.3 5.79 hectare Greenfield site lies within the settlement of Swansea Road. 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.</p> <p>The development of the site is expected to deliver 160 dwellings. Access could be provided from the adopted highway of Winch Fawr Road to the southeast. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>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.</p> <p>The site is adjacent to a Scheduled Ancient Monument, adjacent to the Winchfawr West SINC and in close proximity (50m) to the Winchfawr East & Clwydyfagwr SINC. <u>A parcel of land measuring approximately 0.4ha at the North West of the site is situated within the Winchfawr West SINC.</u> The site acts as an important east-west ecological connective corridor for Great Crested Newts (population to the east at Winchfawr & Clwydyfagwr SINC) and an east-west ecological connective corridor for Great Crested Newts is required to be designed in to development proposals (this may also be an effective 'linear' SuDS scheme). An exclusion scheme for Great Crested Newts is likely to be required to the west and south during construction. A protective ecological buffer may be required between the proposed development and Winchfawr West SINC/Open Countryside.</p> <ul style="list-style-type: none"> • 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. • An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) & a Desk Based Assessment will be required. <p>The site is projected to deliver an initial 10 units in 2025/2026, with a further 30 units per year being delivered between 20262027 and 2031. (MAC66)</p>	

	No of units
SW3.19 -Twynyrodyn	150 120
<p>This 5.76 hectare site is located between the A4060 trunk road and the existing community of Twynyrodyn. The site is allocated for 150 120 dwellings which reflects an approximate net developable area of 5 4.2 hectares and is anticipated to bring forward affordable housing and other planning obligations in accordance with Policy SW9. The land was reclaimed as part of the East Merthyr Land Reclamation scheme in the late 1980s/early 1990s.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint. Access is likely to be gained from an existing roundabout that was constructed to enable development of adjacent site for 100 dwellings.</p> <p>The site is traversed by an 8" distribution main, a 150mm foul sewer, a 150mm foul rising main, and the Mountain Hare Sewage Pumping Station (SPS) for which protection measures will be required in the form of easement widths or diversion.</p>	

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A development of this scale should support new or expanded play provision as a component of the development potentially with a significant open space central to the development.

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site. There are numerous water mains crossing the site for which protection measures will be required in the form of easement widths or diversions.
- A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies 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 Desk Based Assessment of the archaeology of the site would be required.

The site is projected to deliver 30 units per annum ~~in the middle of the Plan period~~ **between 2021 and 2024. (MAC67)**

	No of units
SW3.21 - Bradley Gardens 2, Penyard	100 90
<p>This 5.54 hectare site is located in the community of Penyard. The site is allocated for 100 90 dwellings and is anticipated deliver affordable housing and other planning obligations in accordance with Policy SW9. The allocation for 100 90 dwellings reflects the net developable area of the site which is approximately 3 hectares. The majority of the remaining area of the site is either undevelopable due to topography, required for access arrangements or for potential drainage attenuation.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p>Due to the size of the development, a hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing network to accommodate the site. The site is traversed by a 150mm foul sewer for which protection measures will be required in the form of an easement width or diversion.</p> <p>The majority of the site can be developed without significant impact upon features of protected or recognised biodiversity importance. The juvenile woodland setting of the development should be maintained. Existing watercourses within the site should be celebrated as a component of the design and modified to form natural green corridors for wildlife.</p> <ul style="list-style-type: none"> • A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site. • A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements. • A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site. • The site lies 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 Desk Based Assessment of the archaeology of the site would be required. <p>The site is anticipated to deliver approximately 30 dwellings a year towards the end of the Plan period between 2025 and 2027 (MAC67).</p>	

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	No of units
SW3.36 – P and R Motors Pentrebach	22
<p><u>This 0.63 hectare site is located in the community of Pentrebach. The site is allocated for 22 dwellings and is anticipated deliver affordable housing and other planning obligations in accordance with Policy SW9.</u></p> <p><u>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</u></p> <p><u>A wooded area to the south-east of the site should be retained, and access to wider open spaces in the locality should be improved.</u></p> <ul style="list-style-type: none"> <u>A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements.</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> <u>A Desk Based Assessment of the archaeology of the site would be required.</u> <p><u>The site is anticipated to deliver approximately 11 dwellings a year during 2027 and 2028. (MAC68)</u></p>	

	No of units
SW3.37 – Land South of Bryniau Road, Pant	26
<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 2024, with completion of the development taking place in 2027. (MAC69)</u></p>	

	No of units
SW3.38 – Land North of Ty Llwyd, Incline Top	11
<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>	

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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.

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.

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.

- 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 2023 and 2026. (MAC69)

	No of units
SW3.30 – Stormtown, Trelewis	80
<p>This 5.54 hectare site is located in the community of Trelewis. The site is allocated for 80 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 80 dwellings reflects the net developable area of the site which is approximately 2.8 hectares. The majority of the remaining area of the site is undevelopable due to topography.</p> <p>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.</p> <p>The site is traversed by a 225mm combined sewer for which protection measures will be required in the form of an easement width or diversion.</p> <p>The distinctive character of the later workers housing at Taff Merthyr Garden Village should resonate through this development site, and proximity to Trelewis Park should be recognised as an integral element of the design of this site. There are no known recordings of knotweed within this site although it is quite possible that it does exist on the periphery.</p> <p>There is little ecological information on the site or the immediate adjacent land. Despite this fact it is likely that the areas of highest ecological value and connective habitat are on the steep slopes, and these habitats should be retained.</p> <ul style="list-style-type: none"> • A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water infrastructure network in order to accommodate the site. The site is in an area where there are water supply problems for which there are no improvements planned within our current Capital Investment Programme AMP6 (years 2015 to 2020). • A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements. 	

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- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- A Noise Survey will be required due to proximity of the site to the Taf Bargoed railway line.
- 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.
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. ~~CADW~~ **Cadw** should also be consulted. **(MIN3)**

The site is expected to deliver 20 dwellings per annum over a four year period ~~in the middle~~ **towards the end** of the Plan period. **(MAC67)**

	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 2024 and 2026. (MAC69)</u></p>	

	No of units
SW3.5 – Erw Las, Gellideg	10
<p>This 0.35 hectare Greenfield site lies within the settlement of Gellideg. The site is in the ownership of MTCBC. 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. The site is also in close proximity (approx. 50m) to the Listed Buildings of Gellideg Cottages.</p> <p>The development of the site is expected to deliver 10 dwellings. Access could be provided from the adopted highways of Heol Tai Mawr to the west or Erw Las to the north. Affordable housing and other planning obligations will be delivered in accordance with Policy SW9.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however this does not represent an insurmountable constraint.</p> <p>The site is traversed by a 4" distribution water main for which protection measures will be</p>	

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~~required in the form of an easement width or diversion. The site is traversed by 300mm and 9" combined sewers for which protection measures will be required in the form of easement widths or diversions.~~

- ~~• 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.~~
- ~~• The site lies in a Development Low 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 Desk Based Assessment would be required which sets out how archaeology on the site will be considered.~~

~~The site is projected to deliver the entire 10 units during 2021/2022. (MAC65)~~

	No of units
SW3.31 – Cwmfelin, Bedlinog	30
<p>This 3.57 hectare site is located in the community of Bedlinog. The site is allocated for 50-30 dwellings and is anticipated to deliver affordable housing and other planning obligations in accordance with Policy SW9.</p> <p>The allocation for 30 dwellings reflects the net developable area of the site which is approximately 1.7 hectares. The majority of the remaining area of the site is undevelopable due to topography.</p> <p>The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however, this does not represent an insurmountable constraint.</p> <p>will be required in order to connect to the existing network.</p> <p>Ensuring connectivity to wider open spaces should form an integral part of any development proposals. Part of the site is situated in the Cwmfelin Conservation Area, and this issue should be considered as part of any development.</p> <ul style="list-style-type: none"> • A comprehensive Road Safety Audit or Transport Assessment (dependent on the exact development proposed) should be carried out to identify the required local and wider highway network improvements. • 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 Desk Based Assessment of the archaeology of the site will be required. <p>The site is expected to deliver 10 dwellings per annum over a three year period at the end of the Plan period. (MAC65)</p>	
EcW1.1 – Former Hoover Factory Car Park	
<p>This 1.5 hectare site is situated in the Hoover Strategic Regeneration Area (HSRA) and is allocated for B1(b), B1(c), B2 and B8 uses. The site is currently owned by the Hoover Candy Group. The site lies immediately to the North of existing industrial units at Triangle Business Park.</p> <p>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</p>	

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although local improvements are likely to be required. Access is likely to be gained from the un-named road that is used to access the existing industrial units at Triangle Business Park.

- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- 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.
- A Desk Based Assessment of the archaeology of the site would be required.

An overhead pylon crosses the site East to West and will need to be considered when designing any scheme. **(MAC70)**

EcW1.2 – Goatmill Road

This 16.98 hectare site (14.75ha net) is allocated for B1**(b)**, **B1(c)**, B2 and B8 uses. The site is currently owned by the Council and lies to the South and East of a larger Goat Mill Road industrial area.

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. Access is likely to be gained from two existing roundabouts on Goat Mill Road.

Historic Great Crested Newt records on site predate the reclamation of the site and the species is not present in this location any longer. Management of wooded landscapes close to development should be incorporated into any development. A Design / management strategy is required for structural peripheral planting. Design should relate to access of adjacent POS at Newland Park. The site is randomly infested with Japanese knotweed and stands in riverine locations might prove difficult to eradicate.

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing sewerage network in order to accommodate the site.
- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies 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
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. ~~CADW~~ **Cadw** should also be consulted. **(MAC70 & MIN 3)**

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EcW1.3 – Ffos y Fran

This 18.85 hectare site (11.3ha net) is allocated for B1**(b)**, **B1(c)**, B2 and B8 uses. The site lies to the South East of the A4060 trunk road and forms part of an active opencast site. The site is anticipated to become available from 2024 following completion of open cast coal mining and restoration of the area. This will allow for the provision of future slip road access that is envisioned from the north and south of the site.

The site is partly located in a Coal safeguarding area where prior extraction and the impact on the wider safeguarded resources would need to be considered.

The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal however, this does not represent an insurmountable constraint.

There are no open spaces accessible or associated with this site therefore development should allow for public recreational benefits within the proposed design layout. An assessment of landscape/visual value is required to help inform a landscape strategy framework. A landscape management strategy is also required to accommodate access and some recreational uses to the wider reclaimed landscape from this space. European protected species have been identified near to the site and this will need to be considered as part of an Ecological Impact Assessment.

- A hydraulic modelling assessment may be required in order to determine whether any reinforcement/off-site works are required to the existing water supply and sewerage networks in order to accommodate the site.
- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies 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
- An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) and a Desk Based Assessment would be required which sets out how archaeology on the site will be considered. ~~CADW~~ **Cadw** should also be consulted. **(MAC70 & MIN3)**

EcW1.4 – Land South of Merthyr Tydfil Industrial Park

This 3.1 hectare site is allocated for B1**(b)**, **B1(c)**, B2 and B8 uses and is owned by the Council. The site lies to the South of the existing Merthyr Tydfil Industrial Park and is currently designated open space.

The Council's Engineers have advised that the principle of development is considered acceptable. New highways, drainage infrastructure or ground works will be required to bring forward an acceptable development proposal, however this does not represent an insurmountable constraint.

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This site is infested with Japanese knotweed to the north this can be a challenge to control within riverine environments. As a consequence of a loss of open space, it is anticipated that the development will fund improvements to play provision / sports pitch provision nearby, notably Priority Open Space: Pentrebach Fields. A buffer zone of 10m from the main river, with enhancement of the quality of this ecological connective corridor should form part of any development.

- A comprehensive Transport Assessment or Road Safety Audit (RSA) (depending on the scale of the proposal) should be carried out to identify the required local and wider highway network improvements.
- A Ground Investigation Report will be required, including a contamination survey, due to various past activities on site.
- The site lies in a Development Low 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. **(MAC70)**

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ANNEX 4 - HOUSING TRAJECTORY AND LAND SUPPLY INFORMATION

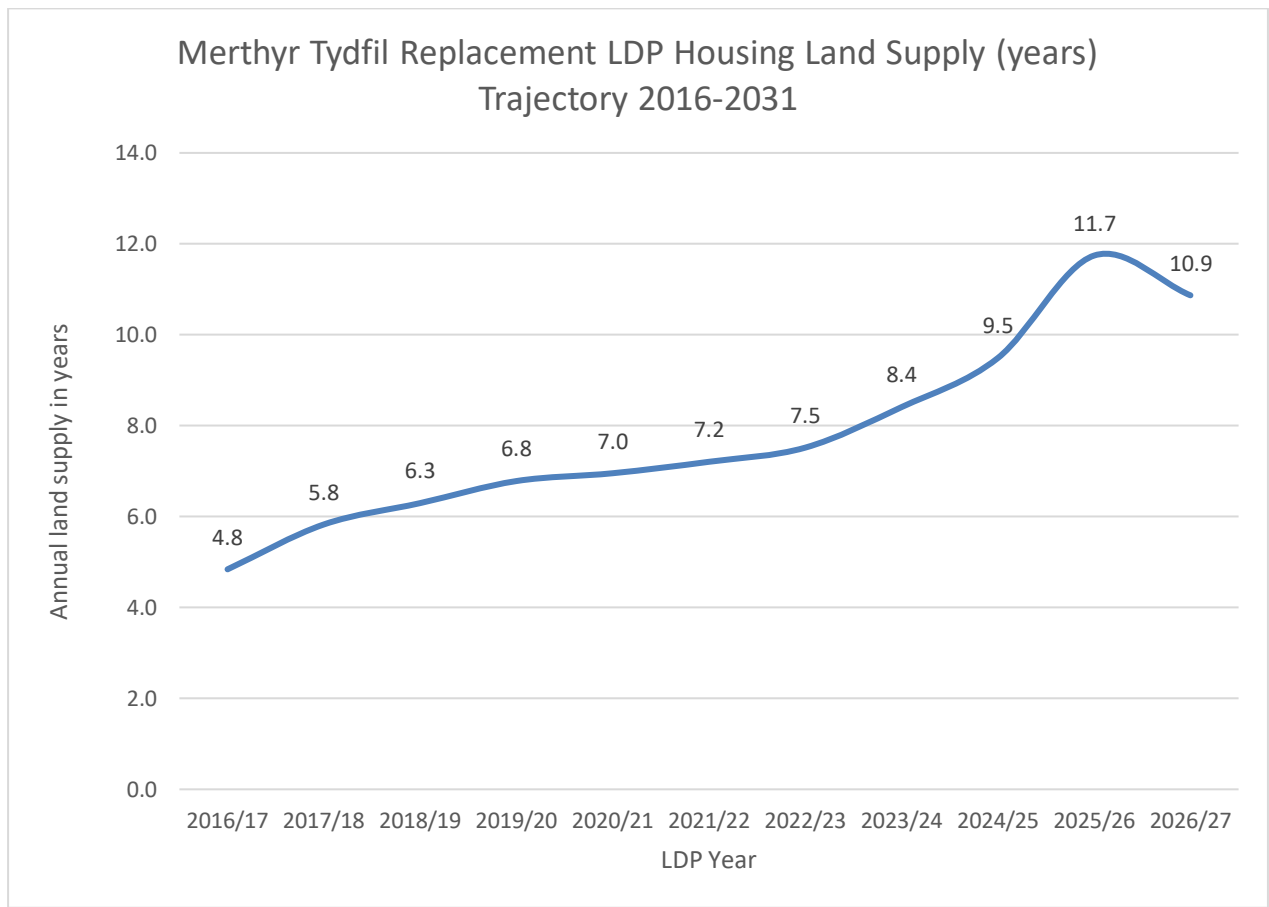
Appendix 2 - Housing Trajectory and Land Supply Information

Table A2.1 Housing Land Supply									
Year	MTCBC LDP Requirement	Annual completions including windfall allowance	Total completions	LDP remaining years	Residual housing requirement	5 year requirement	Annual dwelling requirement	Total land available	Land supply in years
2016/17	2250	173	173	14	2077	742	148	718	4.8
2017/18	2250	80	253	13	1997	768	154	895	5.8
2018/19	2250	72	325	12	1925	802	160	1010	6.3
2019/20	2250	105	430	11	1820	827	165	1122	6.8
2020/21	2250	225	655	10	1595	798	160	1109	7.0
2021/22	2250	226	881	9	1369	761	152	1096	7.2
2022/23	2250	260	1141	8	1109	693	139	1042	7.5
2023/24	2250	204	1345	7	905	646	129	1087	8.4
2024/25	2250	234	1579	6	671	559	112	1061	9.5
2025/26	2250	229	1808	5	442	442	88	1038	11.7
2026/27	2250	218	2026	4	374	374	75	815	10.9
2027/28	2250	193	2219	3	331	*	*	612	*
2028/29	2250	222	2441	2	259	*	*	380	*
2029/30	2250	191	2632	1	218	*	*	189	*
2030/31	2250	189	2821	0	179	**	**	**	**

* Five year requirement and supply figures are unable to be accurately represented for these years given that less than 5 years of the Plan period would remain. Requirement and supply projections beyond the Plan period would need to be informed by the identified requirement and supply figures as part of any future Plan review to extend the life of the Plan.

** LDP expiry date 31st March 2031 (MAC71)

Graph A2.1 Housing and Land Supply



(MAC71)

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Table A2.2 Housing Trajectory																	
Site Ref	Name	Total Dwellings	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
SW3.1	Hoover Factory Site	440	0	0	0	0	0	0	0	55	55	55	55	55	55	55	55
SW3.2	Sweetwater Park	10	8	1	1	0	0	0	0	0	0	0	0	0	0	0	0
SW3.3	Upper Georgetown Plateau	50	0	0	0	0	10	10	30	0	0	0	0	0	0	0	0
SW3.4	Brondeg	50	0	0	0	10	10	10	10	10	0	0	0	0	0	0	0
SW3.6	Beacon Heights	20	2	4	0	4	5	5	0	0	0	0	0	0	0	0	0
SW3.7	Winchfawr	20	0	0	0	0	0	0	0	3	3	3	3	3	3	2	0
SW3.8	South of Castle Park	160	0	0	0	0	0	0	0	0	0	10	30	30	30	30	30
SW3.9	Cyfarthfa Mews	19	15	0	4	0	0	0	0	0	0	0	0	0	0	0	0
SW3.10	Trevor Close	20	0	0	0	5	10	5	0	0	0	0	0	0	0	0	0
SW3.11	East Street, Dowlais	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0
SW3.12	St Johns Church	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0
SW3.13	Victoria House	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.14	Pen y Dre Fields	40	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0
SW3.15	Goetre Primary School	120	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40
SW3.16	Former Merthyr Care Home	20	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0
SW3.17	Haydn Terrace	40	0	0	0	0	0	0	0	10	15	15	0	0	0	0	0
SW3.18	Former St Peter and Paul Church, Abercanaid	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.19	Twynyrodyn	120	0	0	0	0	30	30	30	30	0	0	0	0	0	0	0
SW3.20	Former Mardy Hospital	114	34	30	0	0	25	25	0	0	0	0	0	0	0	0	0
SW3.21	Bradley Gardens II	90	0	0	0	0	0	0	0	0	30	30	30	0	0	0	0
SW3.22	Former St Tydfils Hospital	50	0	0	0	0	0	10	20	20	0	0	0	0	0	0	0
SW3.23	Miners Hall	12	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0
SW3.24	Former Ysgol Santes Tudful	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0
SW3.25	Sandbrook Place	12	0	1	3	4	4	0	0	0	0	0	0	0	0	0	0
SW3.35	Clwydyfagwr	40	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0
SW3.36	P and R Motors Pentrebach	22	0	0	0	0	0	0	0	0	0	0	11	11	0	0	0
SW3.37	North of Pant Industrial Estate	26	0	0	0	0	0	0	0	7	7	7	5	0	0	0	0
SW3.38	North of Ty Llywd, Incline Top	11	0	0	0	0	0	0	3	3	3	2	0	0	0	0	0
SW3.26	Project Riverside	153	0	0	0	20	45	45	43	0	0	0	0	0	0	0	0
SW3.27	Railway Close, Walters Terrace	23	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.28	opp Kingsley Terrace	12	0	0	0	8	2	2	0	0	0	0	0	0	0	0	0
SW3.29	adj Manor View, Trelewis	248	48	2	0	0	40	40	38	0	0	0	20	30	30	0	0
SW3.30	Stormtown, Trelewis	80	0	0	0	0	0	0	0	0	0	0	0	20	20	20	20
SW3.33	Cilhaul	30	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0
SW3.34	Twynygarreg/Oaklands	50	0	0	0	0	0	0	0	0	15	15	20	0	0	0	0
SW3.39	Y Goedwig, Edwardsville	22	0	0	0	0	0	0	0	7	7	8	0	0	0	0	0

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-	TOTAL	2196	139	61	28	61	181	182	216	160	190	185	174	149	178	147	145
Small windfall contribution		30	19	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Large windfall contribution		4	0	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Total windfall allowance	625																
Completions		173	80	72	105	225	226	260	204	234	229	218	193	222	191	189	
-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Market Housing - Primary Growth Area		102	48	59	53	115	116	154	156	170	177	153	121	147	146	144	
Affordable Housing - Primary Growth Area		19	5	0	11	10	10	14	13	14	18	12	9	12	12	12	
Market Housing - Other Growth Area		52	4	13	38	83	83	82	35	47	35	52	61	60	32	32	
Affordable Housing - Other Growth Area		0	23	0	3	17	17	12	0	3	1	1	2	3	1	1	
LDP Requirement	2250																
Flexibility	571	25.30%															
Provision	2821																

(MAC71)

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ANNEX 5 – QUALIFYING FEATURES FOR SITES OF IMPORTANCE FOR NATURE CONSERVATION AND REGIONALLY IMPORTANT GEOLOGICAL SITES IN MERTHYR TYDFIL COUNTY BOROUGH

Appendix 4 – List of Sites of Importance for Nature Conservation within Merthyr Tydfil County Borough

Appendix 3 – Qualifying Features for Sites of Importance for Nature Conservation and Regionally Important Geological Sites in Merthyr Tydfil County Borough

Table A4.1: Sites of Importance for Nature Conservation in Merthyr Tydfil County Borough:				
SINC No	Site Name/s	Summary Description	Meets and/or Exceeds Mid Valleys selection SINC Criteria¹	Survey information²
<u>1</u>	<u>Bryn Morlais/ Morlais Hill</u>	<u>Complex semi-upland area of limestone-influenced habitats, partly derived from old limestone quarries (Morlais Quarries) and screes associated with the former Morlais Castle. Part of the site is currently in use as a golf course. Extensive calcareous grasslands and screes supporting numerous rare and characteristic species, including nationally scarce plants. Also includes areas of neutral grassland and some small areas of acid grassland. Other habitats include limestone outcrops with ledge communities, bracken stands, limestone scrub and a pond.</u>	<u>H3, H4, H5, H6, H7, H9, H16, H20, H21 & H22.</u> <u>S6, S7 & S9.</u>	<u>SO 00NE/1, David Clements Ecology Limited, April 2008. Resurveyed in June 2016 and SINC boundary retained.</u>
<u>2</u>	<u>Bryniau</u>	<u>Semi-upland site comprising a complex mosaic of mainly acidic habitats associated with disused quarries (Bryniau Quarries) and spoil tips. Main habitats are acid grasslands with bracken slopes, intermixed with numerous areas of acid flush and marshy grassland. Also present are areas of semi-natural woodland, including wet woodland areas, neutral grassland, ponds and streams, a small reedbed and some small areas of species-rich calcareous grassland on a limestone tip.</u>	<u>H1, H3, H4, H5, H6, H7, H9, H11, H12, H15, H16, H18, H20, H21 & H22.</u> <u>S4 & S7.</u>	<u>SO 00NE/2, David Clements Ecology Limited, January 2008. Resurveyed in June 2016 and SINC boundary retained.</u>
<u>3</u>	<u>Blaenmorlais</u>	<u>A large area supporting a mosaic of upland habitats at the western edge of Merthyr Common. Mainly acid grasslands with acidic flushes, grass-heaths, dry heathlands, marshy grasslands, bracken slopes and smaller areas of wet heathland and scrub. The site also contains small disused quarries (Garth Quarries) and acid screes. A section of the Nant Morlais within the site has steep valley sides with rocky outcrops. A large pond in the south of the site supports a regionally rare plant, and several uncommon dragonflies. To the north the site contains an area of limestone spoil tips supporting unimproved upland calcareous grassland, as well as some limestone outcrops and scree.</u>	<u>H3, H9, H5, H6, H7, H9, H10, H12, H15, H16, H18, H20 & H21.</u> <u>S6 & S7.</u>	<u>SO 00NE/3, David Clements Ecology Limited, February 2008. Resurveyed in July 2016 and SINC boundary retained.</u>
<u>4</u>	<u>Merthyr Common Central</u>	<u>Area of upland common land comprising a range of habitats including marshy grassland, acid grassland, wet and dry heath and acid flush. Includes large and small ponds, one of which (Isaac Morgan's Pond) supports a diverse range of aquatic plant species and a good dragonfly fauna. Numerous streams and drainage ditches run through the wetter areas. The area is a small part of a far larger proposed SINC lost as a consequence of coal mining which has remained undisturbed and actively managed (grazed) focussing on ecological issues</u>	<u>H6, H7, H10, H12, H15, H16, H20 & H22.</u> <u>S1, S2, S4, S6 & S7.</u>	<u>SO 00NE/4, David Clements Ecology Limited, January 2007. Resurveyed in July 2016 and boundary amended to include only areas not required for opencast mining under Ffos-y-fran land reclamation scheme.</u>

¹ Mid Valleys Area Criteria for the selection of Sites of Importance for Nature Conservation, 2008

² Survey material is available from the Council on written request

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5	<u>Clyn-mil/ Glynmil</u>	<u>Mosaic of semi-upland fridd habitats at the western edge of Merthyr Common, partly on old colliery spoil tips. Comprises mainly unimproved and semi-improved acid grasslands, with smaller areas of marshy grassland, acid flush, dry acidic heath, bracken slopes and scrub. Also includes an area of ancient semi-natural oak woodland, and numerous smaller areas of wet woodland. Localised purple moor-grass pastures, with areas of acid flush and unimproved acid grassland, are present. Several ponds and numerous small streams run through the wooded areas.</u>	<u>H1, H3, H6, H7, H10, H12, H15, H16, H18, H20, H21, H22.</u>	<u>SO 00NE/5, David Clements Ecology Limited, January 2007. Resurveyed in June 2016 LDP SINC boundary retained.</u>
6	<u>Cwm Golau</u>	<u>Small semi-upland valley system alongside the course of the Nant Gyrawd on the eastern side of Merthyr Common. Comprises mainly valley side marshy grasslands, with unimproved and semi-improved acid grasslands and small areas of wet heathland. Some small areas of semi-improved neutral grassland, sedge swamp, dry heath, scattered scrub, acid flush and bracken slopes. Lower sections of the Nant Gyrawd are wooded. Small areas of colliery spoil are present; these have mainly re-vegetated with acid grassland and contain several ponds which have a moderate and stable population of Great Crested Newt.</u>	<u>H1, H3, H4, H6, H7, H9, H10, H11, H12, H15, H16, H20, H21.</u>	<u>SO 00NE/6, David Clements Ecology Limited, December 2006. Resurveyed in June 2016 SINC boundary retained.</u>
7	<u>Cwm Ffrwd</u>	<u>Valley habitats along the Nant Ffrwd, a large stream draining from the uplands in a largely unmodified course, passing through narrow gorges in places. The woodlands have a rich ground flora supporting many ancient woodland indicator species. Regionally rare plant species frequent the steep woodlands, several nationally scarce bryophytes and lichens have also been recorded.</u>	<u>H1, H6, H7, H9, H10, H12, H20, H21.</u> <u>S6, S7, S9 & S10.</u>	<u>SO 00NW/1, David Clements Ecology Limited, November 2007. Resurveyed in May 2017 and SINC boundary retained.</u>
8	<u>Bryn-ddu & Ty'n-y-Coedcae</u>	<u>Extensive upland moorland area of mainly marshy grasslands with wet heathlands and smaller areas of blanket bog, acid flush, valley fen, and acid grassland, forming a mosaic. The acid grasslands are mainly unimproved, with smaller areas of semi-improved acid grassland in the east. Valley fen is a very scarce habitat in the County Borough. Several uncommon dragonflies have been recorded.</u>	<u>H6, H7, H10, H11, H12, H15, H20.</u> <u>S6.</u>	<u>SO 00NW/2, David Clements Ecology Limited, November 2007. Resurveyed in May 2017 and SINC retained with minor boundary amendments.</u>
9	<u>Gorllewin Winchfawr/ Winchfawr West</u>	<u>Very extensive area of mostly upland habitats, comprising a complex mosaic of moorland and fridd habitats on the eastern slopes of the Bryn y Gwyddel/Bryn y Badell/Mynydd Aberdar hill system. The wet and dry heathlands are of particular note; these are partly developed on old colliery spoil tips and are the most extensive heathlands in the County Borough. Other habitats of note include marshy grasslands and unimproved acid grasslands, acid flushes and grass-heaths. Outlying areas support semi-improved acid and neutral grasslands and scrub. Numerous ponds are present supporting a small population of Great Crested Newts, along with small streams and some sections of outcropping sandstone. Extremely diverse series of habitats supporting many species of interest.</u>	<u>H3, H4, H6, H7, H10, H12, H15, H16, H18, H20.</u> <u>S4, S6, S7, & S10.</u>	<u>SO 00NW/4, David Clements Ecology Limited, November 2007. Resurveyed in July 2013 and SINC boundary retained.</u>
10	<u>Scwrfa/ Gellideg North Fields</u>	<u>Series of fields containing species-rich rhos pastures, acid grasslands, marshy grasslands, neutral grasslands and areas of bracken, together with scattered mature trees and sections of dry acid oak woodland and wet alder woodland alongside a small stream. The grasslands support a wide range of regionally scarce insect species.</u>	<u>H1, H4, H6, H7, H9, H10, H15, H18 & H20.</u>	<u>SO 00NW/5, David Clements Ecology Limited, November 2007. Resurveyed in June 2013 and SINC boundary retained.</u>
11	<u>Dwyrain Winchfawr/ Winchfawr East & Clwydyfagwr</u>	<u>Semi-upland area of spoil mounds supporting a mosaic of dry heathland and acid grassland, along with marshy grassland and acid flushes in depressions and areas of neutral grassland. The eastern part of the site supports areas of species-rich marshy grassland and wet heath,</u>	<u>H3, H4, H6, H7, H10, H11, H12, H16, H18 & H20.</u> <u>S4.</u>	<u>SO 00NW/6, David Clements Ecology Limited, April 2008. Resurveyed in July 2013 and 2011 SINC</u>

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		<u>along with a series of ponds along a small stream and areas of scrub.</u>		<u>boundary retained.</u>
12	<u>Cwm Glo/ Cwm-Glo a Glyndyrus</u>	<u>The SINC contains the Cwm-Glo a Glyndyrus SSSI which is of international significance for grassland fungi. Extensive areas of marshy grassland, species rich neutral grassland and acid grassland alongside woodland and heath supporting an impressive variety of protected, rare and uncommon species including marsh fritillary butterfly (<i>Euphydryas aurinia</i>), Great Crested Newt (<i>Triturus cristatus</i>), big blue pinkgill (<i>Entoloma bloxamii</i>) and olive earhtonge (<i>Microglossum olivaceum</i>).</u>	<u>H1, H3, H4, H6, H7, H9, H10, H12, H15, H16, H18, H20, H21, H22. S1,S2,S3,S4,S6,S7 & S8.</u>	<u>SO 00NW/7, David Clements Ecology Limited, May 2006. SINC boundary amended to remove areas of new development and to align with SSSI designation.</u>
13	<u>Maes Cwm Taf & Tip Cefn Coed/ Cwm Taf Fields & Cefn Coed Tip</u>	<u>Linear series of fields between the Afon Taf Fawr and the A470, also containing areas of semi-natural woodland and a re-vegetated limestone slag tip from the former Cyfarthfa Ironworks as well as smaller areas of semi-improved acid grassland, scrub, bracken slopes and dry heathland. The fields are a mosaic of damp and dry neutral grasslands with species-rich areas. The woodlands are variable in character, including areas of wet willow woodland, acid oak woodland and some base-rich ash woodland near the calcareous tip. The thin soils on the tip plateau support a unique type of calcareous grassland.</u>	<u>H1, H3, H4, H5, H6, H9, H10, H18, H20 & H22.</u>	<u>SO 00NW/8, David Clements Ecology Limited, December 2007. Resurveyed in June 2013 and SINC retained with minor boundary amendments.</u>
14	<u>Cilsanws/ (Cilsanws Common South)</u>	<u>Semi-upland site comprising a complex mosaic of mainly acidic habitats associated with disused quarries and spoil tips. Main habitats are acid grasslands with bracken slopes intermixed with numerous areas of acid flush and marshy grassland. Also present are areas of semi-natural woodland, including wet woodland areas, neutral grassland, ponds and streams, a small reedbed and some small areas of species-rich calcareous grassland on a limestone tip.</u>	<u>H1, H3, H4, H5, H6, H7, H9, H11, H16, H18,H20,H21 & H22.</u>	<u>SO 00NW/9, David Clements Ecology Limited, December 2007. Resurveyed in June 2015 LDP SINC boundary retained.</u>
15	<u>Taf Fechan (Cwm Taf Fechan)</u>	<u>The SINC contains Cwm Taf Fechan SSSI. The limestone geology gives rise to limestone woodlands, species-rich calcareous grasslands, species-rich neutral grasslands and calcareous scrub. Many species of interest have been recorded from the woodlands which are the designated feature of the SSSI. The neutral and calcareous grasslands of the valley slopes and bottom are typically species-rich. Otter ranges along the Afon Taf Fechan, which also supports a range of native fish species including salmon. Nationally rare and scarce invertebrate and bryophyte species have been recorded from the SSSI.</u>	<u>H1, H3, H4, H5, H9, H10, H12, H15, H20, H21, H22. S1, S5, S6 & S7.</u>	<u>SO 00NW/10, David Clements Ecology Limited, June 2008. Resurveyed in June 2017 and SINC boundary retained.</u>
16	<u>Taf Fawr (Cwm Taf Ffawr)</u>	<u>Section of major river tributary of the Afon Taf. The river extends into Brecon Beacons National Park to the north. Includes adjacent woodlands, which are relatively undisturbed in the upper reaches and more urban in character further downstream. The upper reaches in particular are of high ecological value, comprising limestone gorge woodland with a rich ground flora. Numerous rare plant species occur here. Further south the riverside woodland is more acid in character, but nevertheless supports a relatively diverse ground. The site also includes some adjacent areas of species-rich calcareous, neutral and acid grasslands. The calcareous grasslands in particular support numerous species which are scarce in the County Borough. Otter ranges along the Afon Taf Fechan, which also supports a range of native fish species including salmon.</u>	<u>H1, H4, H5, H6, H9, H15. S2, S5, S6 & S7.</u>	<u>SO 00NW/11, David Clements Ecology Limited, April 2008. Resurveyed in July 2017 and SINC boundary retained.</u>
17	<u>Y Graig</u>	<u>Area of fridd habitats dominated by bracken with patches of unimproved acid grassland and dry heathland, particularly around gritstone outcrops. An area of species-rich damp neutral and marshy grassland to the west and</u>	<u>H1, H3, H4, H6, H7, H9, H10, H20, H21. S6 & S7.</u>	<u>SO 00NW/12, David Clements Ecology Limited, December 2007. Resurveyed in</u>

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		<u>some wet willow woodland exists to the south. Other habitats include scrub and boulder scree. Associated with the habitats of Cwm Taf Fechan SSSI/SINC to the north, but separated from these by the A465 Heads of the Valleys Road. Regionally rare plant species frequent the woodlands. The damp neutral and marshy grasslands support the regionally scarce plants.</u>		<u>August 2017 and SINC boundary retained.</u>
18	<u>Cyfarthfa Park/ Parc Cyfarthfa</u>	<u>Part of an area of mainly ornamental parkland within Merthyr Tydfil. The SINC includes semi-natural woodland and several enclosures of neutral grassland in the eastern half of the park. Also includes small areas of plantation woodland and scrub and several woodland ponds.</u>	<u>H1, H3, H4 & H16. S4.</u>	<u>SO 00NW/13, David Clements Ecology Limited, April 2008. Resurveyed in June 2013 and September 2016 and SINC boundary retained.</u>
19	<u>Coed Gyrnos/ Gyrnos Wood</u>	<u>Small area of wet woodland and an adjacent field supporting marshy grassland, acid grassland and bracken stands immediately to the north of the Heads of the Valleys Road. There are also some gritstone outcrops and scattered mature trees. The regionally scarce climbing corydalis is present in the bracken stands.</u>	<u>H1, H6, H7, H9, H20, H21.</u>	<u>SO 00NW/14, David Clements Ecology Limited, February 2008. Resurveyed in June 2017 LDP SINC boundary retained.</u>
20	<u>Maes Abercanaid/ Abercanaid Fields</u>	<u>Series of fields laying either side of the A470 containing mainly species-rich semi-improved grasslands and marshy grasslands. Also some small areas of semi-natural oak/birch woodland, scattered scrub and trees. Site also includes Webber's pond, a private nature reserve with well-developed marginal emergent vegetation, a section of the Glamorganshire Canal and an adjacent disused railway embankment which supports unimproved and semi-improved acid grassland, bracken slopes and trees.</u>	<u>H1, H3, H4, H6, H7, H9, H10, H15, H16, H18 & H20.</u>	<u>SO 00SE/1, David Clements Ecology Limited, April 2008. Resurveyed in July 2016 and SINC boundary retained.</u>
21	<u>Maes Pentrebach/ Pentrebach Fields</u>	<u>Linear series of species-rich semi-improved neutral grassland fields alongside disused railway embankment. The short-grazed grasslands are dominated by fine-leaved grasses and support abundant mesotrophic herbs. Site also contains scattered dense scrub and bracken slopes. An area of dry heathland dominated by ling heather is present in the north of the site, occurring in a mosaic with acid grassland.</u>	<u>H3, H4, H6, H9, H10 & H20.</u>	<u>SO 00SE/2, David Clements Ecology Limited, December 2007. Resurveyed in June 2013 and SINC boundary retained.</u>
22	<u>Tip Nanttyrodyn/ Pentrebach Tip</u>	<u>Large area of re-vegetated colliery spoil and ffridd. Mainly semi-upland acid grasslands, dry heathland and bracken slopes, with areas of marshy grassland, semi-natural woodland and scrub. Also contains small areas of bare ground, semi-improved neutral grasslands, small streams and outcrops. Regionally rare and scarce insect species are present on the tip.</u>	<u>H1, H3, H4, H6, H7, H9, H10, H15, H18, H20, H21 & H22. S1, S2 & S8.</u>	<u>SO 00SE/3, David Clements Ecology Limited, January 2007. Resurveyed in June 2013 and SINC boundary retained.</u>
23	<u>Troed-y-Rhiw</u>	<u>Large area of ffridd. Mainly dry heathland and bracken slopes with scattered trees, with semi-improved acid grassland to the north. Also some small areas of semi-natural woodland, semi-improved neutral grassland, marshy grassland, scrub and ephemeral/short-perennial vegetation. Two large old quarries in the south of the site, and outcrops with ledge communities. A small wooded pond is present and several drainage ditches cross the site.</u>	<u>H1, H3, H4, H6, H9 & H20. S7.</u>	<u>SO 00SE/4, David Clements Ecology Limited, January 2007. Resurveyed in April 2015 and SINC boundary retained.</u>
24	<u>Comin de Merthyr/ Merthyr Common South</u>	<u>Large upland/semi-upland common along hill ridge between two major rivers. Comprises extensive unimproved and semi-improved acid grasslands, dry heathlands and bracken slopes, together with acid flushes, marshy grasslands, wet heathlands, grass-heath and gorse scrub, forming a complex mosaic. Includes numerous ponds and streams (including a section of the Nant Bargoed, extensive outcrops of rock and some disused quarries. Parts of the site are situated on old colliery spoil; these have largely re-vegetated with acid grasslands and heathlands, but calcareous influences also occur locally.</u>	<u>H1, H3, H6, H7, H9, H10, H18, H20, H21 & H22. S2, S6 & S7.</u>	<u>SO 00SE/5, David Clements Ecology Limited, February 2007. Resurveyed in September 2016 and SINC boundary retained.</u>

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<u>25</u>	<u>Cwm Bargod/ Cwm Bargoed</u>	<u>Very large and diverse system of semi-upland fridd and valley-bottom habitats associated with the Afon Bargod Taf, a section of which flows through the site. Complex mosaic of semi-natural habitats including ancient semi-natural woodland, bracken slopes with scattered trees and scrub, marshy grassland, wet and dry heathland, acid grassland, swamp and acid flush. A very diverse and interesting set of habitats, probably exceeding SSSI designation criteria. Many nationally scarce plant species have been recorded. Several scarce dragonfly, butterfly and moth species have been recorded. Otter ranges along the Bargod Taf, and brown hare has also been recorded. The site is also important for a broad range of birds.</u>	<u>H1, H3, H4, H6, H7, H9, H10, H11, H12, H15, H16, H20, H22.</u> <u>S1, S2, S3, S6 & S7.</u>	<u>SO 00SE/6, David Clements Ecology Limited, January 2008. Resurveyed in May 2017 and SINC boundary retained.</u>
<u>26</u>	<u>Buarth-Waunydd</u>	<u>Series of semi-upland fridd fields containing a mosaic of several locally important habitats, notably acid and marshy grasslands, wet heaths, acid flushes, bracken slopes and semi-natural broadleaved woodlands. There are also areas of neutral grassland and scrub.</u>	<u>H1, H3, H4, H6, H7, H9, H10, H12, H15, H18, H20 & H22.</u>	<u>SO 00SE/7, David Clements Ecology Limited, April 20October 2016 and SINC boundary retained.</u>
<u>27</u>	<u>Cnwc</u>	<u>Semi-upland fridd slopes supporting mainly bracken and an upland mountain top with areas of acid grassland and dry heathland. Wetter soils on the lower slopes support mosaics of marshy grassland, acidic flush and wet heat; wooded valleys with small areas of ancient woodland, and scattered mature trees on the bracken slopes. Two small disused reservoirs are present near the hilltop, one of which supports a regionally scarce plant.</u>	<u>H1, H4, H6, H7, H9, H10, H12, H15, H16, H20 H21 & H22.</u> <u>S6.</u>	<u>SO 00SE/8, David Clements Ecology Limited, May 2008. Resurveyed in October 2016 and SINC boundary retained.</u>
<u>28</u>	<u>Mynydd Merthyr</u>	<u>Large area of semi-upland fridd and upland moorland habitat mostly developed on old colliery spoil. Chiefly dry acid grasslands on the upper slopes with several areas of inundation vegetation on tip plateaux and areas of bracken and marshy grassland. A small area of bilberry heath is also present.</u>	<u>H1, H3, H4, H6, H7, H9, H10, H12, H15, H18, H20 & H22.</u> <u>S6.</u>	<u>SO 00SE/9, David Clements Ecology Limited, April 2008. Resurveyed in June 2016 and SINC boundary retained.</u>
<u>29</u>	<u>Camlas Morgannwg/ Glamorganshire Canal (Glamorganshire Canal Woodlands)</u>	<u>Ancient semi-natural woodlands on the valley sides adjacent to the course of the former Glamorganshire Canal, which now forms part of the Taff Trail. Some of the woodlands have ground flora with numerous ancient woodland indicator species. Two long-established pastures supporting acid grassland are present in the south of the site. Also includes small areas of semi-improved neutral grassland, bracken patches and scrub, as well as ditches, streams and a wooded pond. The site is important for a range of woodland birds.</u>	<u>H1, H3, H4, H6, H9, H16.</u>	<u>SO 00SE/10, David Clements Ecology Limited, January 2008. Resurveyed in May 2017 and SINC boundary retained.</u>
<u>30</u>	<u>Graig Gethin</u>	<u>Wooded fridd slopes, supporting extensive ancient semi-natural woodland and bracken slopes with large trees, together with some scree areas supporting lichen heath. The bracken slopes support abundant bluebell. Also includes an area of wet heathland which extends along a ride within a conifer plantation and supports plant species of interest. The site supports a good range of breeding bird species and brown hare has also been recorded.</u>	<u>H1, H4, H6, H9, H10, H15, H20, H21, H22.</u> <u>S1.</u>	<u>SO 00SE/12, David Clements Ecology Limited, April 2008. Resurveyed in May 2017 and SINC retained and boundary amended to remove areas of new development.</u>
<u>31</u>	<u>Cwm Fedw</u>	<u>Large area of grassland and wet woodland on fridd slopes beside the course of the Nant-y-Fedw and running down into Cwm Bargod. Mainly semi-improved acid grasslands on the upper slopes, with semi-improved neutral grasslands and marshy grasslands on the lower slopes. The marshy grasslands are mainly rush-pastures, with a small area of fen-meadow also present. There is ancient semi-natural woodland along the course of the Nant-y-Fedw. The site also contains bracken slopes, acid flushes and small areas of both wet and dry heathland.</u>	<u>H1, H4, H6, H7, H9, H10, H12, H15, H20.</u> <u>S1 & S5.</u>	<u>SO 00SE/13, David Clements Ecology Limited, February 2008. Resurveyed in July 2017 and 2011 boundary retained.</u>
<u>32</u>	<u>Comin Mynydd-y-Capel/</u>	<u>Area of upland common land and fridd occupying part of the hilltop between the Taf and Bargoed Taf valleys.</u>	<u>H1, H3, H4, H6, H9, H10, H20 & H21.</u>	<u>SO 00SE/14, David Clements Ecology</u>

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	<u>Mynydd -y-Capel Common</u>	<u>Supports a mosaic of habitats characteristic of dry acid soils, particularly unimproved and semi-improved acid grasslands, with bracken slopes and small areas of heathland gorse scrub. There are numerous outcrops of acidic rock and small disused quarries.</u>	<u>S6.</u>	<u>Limited, April 2008. Resurveyed in May 2016 and SINC boundary retained.</u>
<u>33</u>	<u>Cwmfelin (Cwmfelin Slopes)</u>	<u>Two parcels of land, comprising ffridd habitats above the Afon Bargod Taf. Mainly acid grasslands and mature broadleaved woodlands, with smaller areas of marshy grassland, dry heathland, grass-heath, acid flush and bracken. The woodlands include some wet woodland and an area of ancient woodland. Marshy grasslands, acid flushes and some of the acid grasslands are unimproved in character.</u>	<u>H1, H6, H7, H9, H10, H12, H15, H20, H22.</u>	<u>SO 00SE/15, David Clements Ecology Limited, April 2008. Resurveyed in July 2017 and SINC boundary retained.</u>
<u>34</u>	<u>Aberfan Gorllewin/ West of Aberfan</u>	<u>Two parcels of land situated on the lower slopes of the Taff valley between Aberfan and the A470. The southern areas of the site support a mosaic of damp neutral grasslands, semi-natural broadleaved woodlands along minor streams and bracken stands. The woodlands include areas of wet woodland and drier areas. The neutral grasslands are generally species-rich and include both unimproved and semi-improved areas. The northern portion of the site consists of a colliery spoil substrate that has revegetated with a mosaic of neutral grasslands and mixed-species scrub.</u>	<u>H1, H3, H4, H9, H15, H18, H20</u>	<u>SO 00SE/16, David Clements Ecology Limited, December 2007. Resurveyed in June 2017 and SINC boundary retained.</u>
<u>35</u>	<u>Blaen-canaid</u>	<u>Series of species-rich semi-improved neutral grassland enclosures surrounded by a large conifer plantation. Also contains small areas of acid and marshy grassland and some scattered scrub and hedges.</u>	<u>H1, H4, H6, H7, H17.</u>	<u>SO 00SW/1, David Clements Ecology Limited, February 2008. Resurveyed in July 2017 and SINC boundary retained.</u>
<u>36</u>	<u>Rhydyar Gorllewin/ Rhydyar West</u>	<u>Very extensive mosaic of ffridd enclosures supporting complex of semi-upland and lowland habitats, partly contained within conifer plantation. Main components are ancient semi-natural woodland fragments, other semi-natural woodlands, wet heathland, dry heathland, marshy grassland and semi-improved neutral grasslands. Also there are some bracken slopes, scrub, small ponds, streams and sections of dismantled railway. There are areas of semi-improved acid grasslands to the south especially. The habitats intergrade to form a complex mosaic, and may therefore also include some small areas of improved or low diversity semi-improved grassland, but any such areas are a very minor component. Great crested newt occurs in small pools; noctule and pipstrelle bats have both been recorded. Nationally rare and scarce invertebrates are varied and common throughout the area.</u>	<u>H1, H3, H4, H5, H6, H7, H9, H11, H12, H15, H16, H17, H18, H20, H21, H22.</u> <u>S1, S2, S3, S4, S6, S7 & S8.</u>	<u>SO 00SW/2, David Clements Ecology Limited, May 2006. SINC boundary amended to take account of development (area of hand-standing).</u>
<u>37</u>	<u>Coed Cwm/ Cwm Woods</u>	<u>Area of ancient semi-natural woodland within a much larger conifer plantation. The grassy field layer has locally abundant bluebell. Also includes some associated areas of bracken, dry heathland, scrub, marshy grassland and acid grassland. A range of localised bird and moth species have also been recorded.</u>	<u>H1, H3, H6, H7, H9, H10, H20, H22</u>	<u>SO 00SW/3, David Clements Ecology Limited, April 2008. Resurveyed in July 2017 and SINC boundary retained.</u>
<u>38</u>	<u>Tyle Haidd</u>	<u>Valley slopes above the Afon Taf Fechan on limestone geology with scree and a disused quarry (Tyle Haidd). Supports unimproved, species-rich, semi-upland calcareous grassland of high biodiversity value, along with calcareous ledge and crevice communities, calcareous scrub woodland, bracken stands and small areas of acid grassland.</u>	<u>H3, H5, H6, H9, H20, H21, H22.</u> <u>S6 & S7.</u>	<u>SO 01SE/1, David Clements Ecology Limited, February 2008. Resurveyed in June 2017 and SINC boundary retained.</u>
<u>39</u>	<u>Comin Gogledd Merthyr/ Merthyr Common North</u>	<u>Very extensive area of upland common land supporting a mosaic of both wet and dry moorland habitats. These include extensive areas of unimproved acid grassland, marshy grassland, dry heathland and grass-heath, together</u>	<u>H5, H6, H7, H9, H10, H12, H15, H16, H18, H20 & H21.</u>	<u>SO 01SE/2, David Clements Ecology Limited, January 2008. Resurveyed in</u>

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		<p>with areas of wet heath, acid flush, bracken stands, scree and exposed gritstone bedrock. Tracts of modified blanket bog occur on the highest ground in the north-east of the site: these are often wet with abundant bog-mosses, although sometimes drier where drainage channels have been cut. Numerous small ponds and streams are present, including the headwaters of the Nant Morlais. Several ponds support floating bur-reed, a rare species in Glamorgan.</p> <p>In the north-west of the site, in contrast, there are areas of outcropping limestone, scree and extensive disused quarries (Twynau Gwynion) supporting calcicole grassland and ledge communities of very restricted occurrence in the County Borough. These areas are characteristically species rich, and support many regionally rare and scarce species. Numerous other localised plant species also occur in these habitats.</p>	S2, S6 & S7.	July 2016 and SINC boundary retained.
40	<u>Comin Gelligaer/ Gelligaer Common</u>	<p>A very extensive upland common that continues within the neighbouring authority of Caerphilly County Borough. Comprises mainly acid grassland and grass-heath with areas of dry heath and bracken slopes with scattered trees to the south and west. There are also scattered marshy grasslands, species-rich acid flushes and areas of western gorse scrub. Also included are some adjacent fields supporting species-rich neutral and acid grassland and small remnants of mature oak woodland. Several ponds and small streams are also present. The site supports numerous localised plant species, with a regionally scarce plant occurring in the acid grasslands.</p>	<p>H1, H3, H4, H6, H7, H9, H10, H12, H15, H16, H20, H21, H22.</p> <p>S2.</p>	<p>SO 10SW/1, David Clements Ecology Limited, April 2008. Resurveyed in July 2017 and SINC boundary retained.</p>
41	<u>Nant Llwynog (Coed Nant Llwynog)</u>	<p>Semi-upland ancient semi-natural woodland with bracken slopes and peripheral areas of dry semi-improved acid grassland and damp semi-improved neutral grassland on valleysides above the Nant Llwynog. The site supports a range of breeding woodland birds.</p>	H1, H4, H6, H9.	<p>SO 10SW/2, David Clements Ecology Limited, June 2008. Resurveyed in May 2017 and SINC boundary retained.</p>
42	<u>Coed-y-Hendre (Coed-yr-Hendre)</u>	<p>Upland ancient semi-natural woodland, together with bracken slopes and areas of unimproved and semi-improved acid grassland. There is also a disused quarry (Coed Hendre Quarry) supporting heathland ledge and an old spoil tip supporting semi-improved acid grassland. The woodland supports a range of breeding birds.</p>	H1, H6, H9, H10, H15, H16, H18, H20, H21.	<p>SO 10SW/3, David Clements Ecology Limited, June 2008. Resurveyed in May 2017 and SINC boundary retained.</p>
43	<u>Craig-yr-Efail</u>	<p>Semi-upland ffridd and hill top supporting mainly dry (heath, with bracken predominating on lower slopes. Also some replanted ancient semi-natural woodland, wet woodland, acid grassland, sandstone outcrops and quarries with associated screes.</p>	H1, H6, H9, H10, H15, H21.	<p>ST 09NE/1, David Clements Ecology Limited, February 2008. Resurveyed in June 2015 SINC boundary retained.</p>
44	<u>Tarren-y-Gigfran, St. Tydfil Forest</u>	<p>Semi-upland valleyside slopes above the A470, including a large disused quarry with screes and outcrops, supporting dry heathland, bracken slopes and semi-improved acid grassland. Also includes numerous areas of semi-natural woodland, including ancient semi-natural woodland and wet woodland along the course of small streams. A second, smaller parcel of land to the west of the main part of the site comprises a hilltop heathland. The site is partially enclosed by conifer plantation.</p>	H1, H6, H9, H10, H15, H20, H21, H22.	<p>ST 09NE/2, David Clements Ecology Limited, April 2008. Resurveyed in June 2016 and SINC boundary retained.</p>
45	<u>Ynysowen/ Merthyr Vale</u>	<p>Complex mosaic of ffridd habitats above the Afon Taf. These comprise mainly semi-natural woodlands, acid grasslands, dry heathlands and bracken slopes. Other habitats include dense and scattered scrub, marshy grassland and neutral grassland. There is also a large disused quarry with associated spoil tips which have re-</p>	<p>H1, H4, H6, H7, H9, H10, H15, H18, H20, H21 & H22.</p> <p>S3 & S6.</p>	<p>ST 09NE/4, David Clements Ecology Limited, January 2008. Resurveyed in August 2017 and SINC boundary</p>

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		<u>vegetated with heathland. In the north of the site is a large regraded colliery spoil tip supporting acid grassland with several species of interest.</u>		<u>retained.</u>
46	<u>Cwm Cothi (Coed Cefn Forest & Cwm Cothi)</u>	<u>Large area of semi-natural broadleaved woodland, much of it ancient semi-natural woodland on the valley bottom and valleysides of Cwm Cothi. Site also includes wet heathlands, marshy grasslands and bracken slopes, as well as smaller areas of neutral grassland, acid grassland and acid flushes, and some small disused quarries and revegetated colliery spoil. The marshy habitats support numerous species of interest.</u>	<u>H1, H3, H4, H6, H7, H9, H10, H12, H15, H20, H21.</u> <u>S3 & S6.</u>	<u>ST 09NE/5, David Clements Ecology Limited, January 2008. Resurveyed in June 2011 and 2011 LDP SINC boundary retained.</u>
47	<u>Parc Treharris/ Treharris Park (Treharris Park & Cardiff Woodlands)</u>	<u>Semi-natural broadleaved woodlands on valley slopes above the Afon Taf, including areas of ancient woodland and replanted ancient woodland. Also includes some open fridd areas with rocky outcrops, supporting a mosaic of bracken stands and dry heathlands. The site also includes small areas of acid and neutral grassland, scrub and several disused quarries. Ancient woodland indicator plants grow in the richer woodland areas. The fridd areas support a strong population of reptiles and the woodlands are important for a range of breeding birds</u>	<u>H1, H3, H4, H6, H9, H10, H15, H20, H21.</u> <u>S3.</u>	<u>ST 09NE/6, David Clements Ecology Limited, January 2008. Resurveyed in June 2017 and SINC boundary retained.</u>
48	<u>Coed Edwardsville/ Edwardsville Woods (Lower Taf & Edwardsville Woods)</u>	<u>Steep valley sides along the sharply meandering lower section of the Afon Taf, mainly supporting ancient semi-natural woodlands. Also includes some adjacent areas of neutral and acid grasslands, scrub, bracken and grass-heath. The damp woods have a particularly rich ground flora with the dry woods having a much sparser ground flora, but supporting abundant bluebell. A wide range of bird species have been recorded from the woodlands. The grasslands and bracken in the north of the site are important for reptiles.</u>	<u>H1, H3, H4, H6, H9, H10, H15, H20, H21, H22.</u> <u>S1, S2, S3, S5 & S7.</u>	<u>ST 09NE/7, David Clements Ecology Limited, April 2008. Resurveyed in June 2017 and SINC boundary retained.</u>
49	<u>Mynydd Goetre-Coed</u>	<u>Hill-top area of dry heathland, acid grassland, grass-heath and bracken stands. Also some disused quarries and associated scree with scattered scrub and young trees. Includes a large area of colliery spoil to the north supporting mainly species-rich neutral grassland communities.</u>	<u>H4, H6, H9, H10, H18, H20, H21 & H22.</u> <u>S6 & S7.</u>	<u>ST 09NE/8, David Clements Ecology Limited, February 2008. Resurveyed in June 2015 SINC boundary retained.</u>
50	<u>Comin Craig-Evan-Leyshon (Whitehall Golf Course)</u>	<u>Mainly bracken slopes but with areas of dry heathland, acid grassland, semi-natural woodland (along the course of an old railway line) and disused quarries, forming a mosaic of habitats. (An extension of the much larger Craig-Evan Leyshon Common SINC in the neighbouring authority of Rhondda Cynon Taff County Borough).</u>	<u>H1, H3, H6, H9, H10, H18, H20, H21 & H22.</u> <u>S3.</u>	<u>ST 09NE/9, David Clements Ecology Limited, May 2008. Resurveyed in June 2016 and SINC boundary retained.</u>
51	<u>Cwm Mafon</u>	<u>Area of wet woodland along the course of the Nant Mafon, including some adjacent areas of marshy grassland and damp neutral grassland. Also includes some bracken stands and scrub. The stream has many natural physical features and a number of large mature trees along its banks. The wet woodland supports a rich ground flora. This is a transboundary SINC site, continuing into adjacent marshy grassland habitats in the neighbouring authority of Caerphilly County Borough.</u>	<u>H1, H3, H4, H7, H9, H15, H20.</u> <u>S6.</u>	<u>ST 09NE/10, David Clements Ecology Limited, June 2008. Resurveyed in June 2016 and SINC boundary retained.</u>
52	<u>Craig Berthlwyd</u>	<u>Area of valley side slope in an urban setting supporting a mosaic of dry heathland, acid grassland, bracken and broadleaved woodland. Also includes some rocky outcrops, old quarries and associated clitter scree. The acid grasslands are mostly unimproved</u>	<u>H1, H6, H9, H10, H20, H21, H22.</u>	<u>ST 09NE/11, David Clements Ecology Limited, January 2008. Resurveyed in June 2016 SINC boundary retained.</u>
53	<u>Goetre Coed (Goetre Coed Wood)</u>	<u>Remnant area of ancient semi-natural woodland and associated bracken slopes with scattered mature trees. There are also some small areas of dry heathland associated with old quarries. The woodland is acidic in</u>	<u>H1, H6, H9, H10, H20, H21.</u> <u>S1, S2, S3, S6 & S7.</u>	<u>ST 09NE/12, David Clements Ecology Limited, June 2008. Resurveyed in June</u>

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		<u>character, with a generally sparse ground. Large outcrops of native gritstone rock are a feature of the woodlands. The old quarries and other exposed rocks support heathland.</u>		<u>2017 and SINC boundary retained.</u>
54	<u>Cwm Bargod/ Lower Cwm Bargod</u>	<u>Large and diverse site on valley sides above the Afon Bargod Taf, comprising semi-natural woodland, including a large area of ancient woodland, bracken slopes, small areas of heathland, and an old colliery spoil tip supporting acid grassland. Other habitats present include small areas of neutral grassland, marshy grassland, scrub and some gritstone outcrops. Also includes a section of the Afon Bargod Taf, along with some adjacent reed beds and two lakes that form part of the Parc Taf Bargod. The spoil heap supports a diverse range of plants. Climbing corydalis occurs in the bracken slopes.</u>	<u>H1, H3, H4, H6, H7, H9, H11, H15, H16, H18, H20, H21, H22.</u>	<u>ST 19NW/, David Clements Ecology Limited, January 2008. Resurveyed in June 2017 and SINC boundary retained.</u>
55	<u>Trelewis (Trelewis Wood/s)</u>	<u>Small remnant of ancient semi-natural woodland. Also includes small areas of acid grassland and marshy grassland in clearings and at the woodland borders. The marshy grasslands are species-rich and support species of interest.</u>	<u>H1, H6, H7, H20</u>	<u>ST 19NW/2, David Clements Ecology Limited, April 2008. Resurveyed in June 2017 and SINC boundary retained.</u>
56	<u>Nant Caiach (Nant Caeach)</u>	<u>Stream course which is semi-upland in character at its source and progressively becomes a large lowland stream towards its confluence with the Afon Taf Bargod. The stream follows an unmodified course and includes natural physical features such as meanders, small waterfalls, pools and riffles. The lower reaches pass through remnant areas of ancient semi-natural woodland as well as wet woodland pockets. Upstream sections pass through agricultural land, and include some adjacent areas of semi-improved neutral grassland as well as scattered mature broad-leaved trees alongside the stream. There are also small areas of marshy grassland, scrub and bracken.</u>	<u>H1, H3, H4, H7, H9, H15</u>	<u>ST 19NW/4, David Clements Ecology Limited, June 2008. Resurveyed in June 2016 and SIN amended to take account of housing development.</u>
57	<u>Berthlwyd</u>	<u>Valley side slopes above the Afon Bargoed Taf, supporting semi-natural woodland, semi-improved neutral grassland and stands. Also includes small areas of acid grassland and scrub and a small disused quarry. Much of the grassland is flowery and species-rich and supports species of interest. Small pockets of acid grassland are also present with regionally scarce species also occurring on the site.</u>	<u>H1, H3, H4, H6, H9, H20</u>	<u>ST 19NW/5, David Clements Ecology Limited, January 2008. Resurveyed in April 2015 and SINC boundary retained.</u>
58	<u>Afon Taf</u>	<u>The major river in the County Borough. Includes areas of bankside habitats, particularly towards the south where the river corridor is less industrialised than further north. Associated habitats are chiefly semi-natural woodland, including areas of ancient semi-natural woodland and linear wet woodlands. There are also numerous neutral grasslands, scrub patches and bracken stands, as well as small areas of marshy grassland and tall herb vegetation. Notable features of the river course include cobble banks which support localised plants. Otter occurs throughout the length of the river which is known to be of value to a wide variety of birds, fish, bats and reptiles.</u>	<u>H1, H3, H4, H7, H9, H15, H16, H22.</u> <u>S3 & S5.</u>	<u>RIV 1, David Clements Ecology Limited, June 2008. Resurveyed in June 2017 and SINC boundary retained.</u>
59	<u>Afon Bargod Taf</u>	<u>Major river system flowing through the eastern part of the County Borough. The river passes through former industrial areas in its lower reaches, and includes some sections that have been canalised. The upstream reaches, in contrast, are bordered by woodland and agricultural land. The SINC covers all sections of the Bargod Taf which do not fall in other SINC along the route, comprising three discrete sections. Includes adjacent bankside habitats, particularly semi-natural woodland along with semi-improved neutral and acid grasslands, bracken stands and swamp. Large mature trees are frequent along the banks, and these may support roosting bats. Otter occurs throughout the length of</u>	<u>H1, H4, H6, H9, H11, H15, H18.</u> <u>S1, S5 & S7.</u>	<u>RIV 2, David Clements Ecology Limited, May 2008. Resurveyed in June 2017 and SINC boundary retained.</u>

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		<u>the river which is known to be of value to a wide variety of birds, fish, bats and reptiles.</u>		
<u>60</u>	<u>Coed Meirig (Coed Meirig Pastures)</u>	<u>Small group of horse-grazed fields supporting a mosaic of marshy grassland and semi-improved acid grassland. The marshy areas are mostly species-rich with bordering rush pastures. An area of fen meadow in the east of the site supports the regionally scarce plants. There are also small areas of species-rich neutral grassland and bramble scrub. Mature broadleaved trees are present along field boundaries and several small streams cross the site.</u>	<u>H1, H3, H4, H6, H7, H15, H20, H22.</u>	<u>SO 00NW/3, David Clements Ecology Limited, November 2007. Resurveyed in June 2017 and SINC boundary retained with an amended to remove area of housing development.</u>
<u>61</u>	<u>Gethin Forest</u>	<u>Mosaic of upland and semi upland habitats comprising conifer plantation, semi natural broad leaved, wet and replanted ancient woodland, heathland, acid grassland, water courses, stading open water, flushes and supporting scrub, neutral grassland and fridd. The whole site qualifies as a candidate SINC for its mosaic of habitats, which suport a diverse range of flora and fauna.</u>	<u>H1, H3, H6, H7, H9, H12, H15, H16, H18, H20, H21, H22.</u> <u>S1, S2, S4 & S7.</u>	<u>David Clements Ecology Limited, February 2013, boundary put forward as SINC.</u>
<u>62</u>	<u>Cefn Forest</u>	<u>Mosaic of semi upland habitats comprising extensive conifer plantation, with supporting semi natural broad leaved woodland, acid grassland, ffridd and heathland. Includes areas of replanted woodland with a range of semi natural woodland indicators & Conifer woodlands that support remnant heathland/acid grassland mosaics.</u>	<u>H20, H1, H6, H10 & H9.</u>	<u>David Clements Ecology Limited, February 2013, boundary put forward as SINC.</u>
<u>63</u>	<u>St. Tydfil Forest (East)</u>	<u>Large area of habitat mosaics, which includes significant coverage of woodland, all of which support ancient woodland indicator species as well as heathland and acid grasland throughout. Bird sepcies present include the marsh tit and barn owl.</u>	<u>H20, H1, H3, H4, H9, H10, H18, H21.</u> <u>S2.</u>	<u>David Clements Ecology Limited, February 2013, boundary put forward as SINC.</u>
<u>64</u>	<u>St. Tydfil Forest (West)</u>	<u>Meet SINC criteria, for its mosaic of extensive conifer wodlands, areas of ancient woodland and semi natural broad leaved woodlands which support ancient woodland species in addition to heathland, acid and . Parts of the site also support a variety of interesting plants and Peregrine falcons nest on the quarry cliffs.</u>	<u>H1, H2, H3, H4, H7, h9, H10, H12, H18, H20 & H21.</u> <u>S2 (contributory).</u>	<u>David Clements Ecology Limited, February 2013, boundary put forward as SINC.</u>

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Regionally Important Geological Sites (RIGS) in Merthyr Tydfil County Borough:				
RIG No	Site Name	Summary of qualifying features i.e. RIGS: Statement of Interest.	RIGS Category	Surveys ³
<u>1</u>	<u>Nant Ffrwd</u>	<u>Nant Ffrwd is a narrow deeply incised wooded gorge cut into the bedrock of Bishopston Mudstone Formation and was first identified in 1970's. A well-developed waterfall and plunge pool is present at the head of the gorge just west of the road bridge which marks the current knick point. The site forms a unique landscape feature in a tributary of the Taff valley which may have been initiated with the fluctuating climate during the Late Glacial Interglacial Transition at the end of the last (Devensian) Ice Age, and has continued to develop during the Holocene. Likely to be the consequence of rapid down cutting by meltwater after the ice had retreated from the site and water was eroding down to a new base level in the glacially over deepened Taff valley.</u>	<u>Scientific and Educational.</u>	<u>AH-48, surveyed June 2011.</u>
<u>2</u>	<u>Llan-Ucahf</u>	<u>The area comprises an exposed section of track which cuts through mudstones in the Brithdir beds and Pennant formation. It is nominated as RIG due to the presence of high number of plant fossils, including <i>Stigmaria</i>, <i>Neuropteris</i> sp, cordaites, found in the mudstones and siltstones of the Brithdir beds. This portion of the coal measures is usually fossil poor. The location is also a good place to observe the overlying coal rich muds on top of the Pennant Sandstones.</u>	<u>Educational.</u>	<u>Site-249-433, surveyed September 2010.</u>

(MAC72)

³ South Wales RIGS Audit Volume 1 – Overview Geology and Landscape Wales Commercial Report CR/12/033 - 2012

ANNEX 6 – INFRASTRUCTURE SCHEDULE

Appendix 5 - Infrastructure Schedule

The following tables highlight 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.

<u>Table A6.1: Site Specific Infrastructure Schedule Housing Allocations</u>						
<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 SW3.1 Hoover Factory Site</u>	<u>440</u>	<u>New footbridge/cycle path across the River Taff</u>	<u>£2,700,000</u>	<u>Developer/ Welsh Government</u>	<u>Developer/ Welsh Government</u>	<u>Alongside delivery of housing units during 2026/2027</u>
<u>Policy SW3.2 Sweetwater Park</u>	<u>10</u>	<u>SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS</u>				
<u>Policy SW3.3 Upper Georgetown Plateau</u>	<u>50</u>	<u>Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.</u>				
<u>Policy SW3.4 Brondeg</u>	<u>50</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required at junction with Heolgerrig Road.</u>	<u>£50,000 - £200,000</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 initial completions on-site. Scheduled for 2020/21</u>
<u>Policy SW3.6 Beacon Heights</u>	<u>20</u>	<u>FINAL PHASE OF 14 DWELLINGS NOW UNDER CONSTRUCTION. NO FURTHER INFRASTRUCTURE REQUIREMENTS</u>				
<u>Policy SW3.7 Winchfawr</u>	<u>20</u>	<u>Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.</u>				
<u>Policy SW3.8 South of Castle Park</u>	<u>160</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Winchfawr Road.</u>	<u>Over £200,000</u>	<u>Developer. Necessary works will be negotiated and conditioned through the planning application process./ Potential contribution from CIL</u>	<u>Developer will be required to deliver infrastructure as part of construction of housing development</u>	<u>Alongside initial completions on-site. Scheduled for 2026/27</u>
<u>Policy SW3.9 Cyfarthfa Mews</u>	<u>19</u>	<u>SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS</u>				
<u>Policy SW3.10 Trevor Close</u>	<u>20</u>	<u>Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.</u>				

Appendix: Schedule of Matters Arising Changes

<u>Policy SW3.11</u> <u>East Street,</u> <u>Dowlais</u>	<u>10</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 2019/20</u>
<u>Policy SW3.12</u> <u>St Johns Church</u>	<u>20</u>	<u>SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS</u>				
<u>Policy SW3.13</u> <u>Victoria House</u>	<u>19</u>	<u>SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS</u>				
<u>Policy SW3.14</u> <u>Pen y Dre Fields</u>	<u>40</u>	<u>Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.</u>				
<u>Policy SW3.15</u> <u>Goetre Primary School</u>	<u>120</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site</u>	<u>£50,000 - £200,000</u>	<u>Developer. Necessary works will be negotiated and conditioned through the planning application process./ Potential contribution from CIL</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 2028/29</u>
<u>Policy SW3.16</u> <u>Former Merthyr Care Home</u>	<u>20</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of 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 SW3.17</u> <u>Haydn Terrace</u>	<u>40</u>	<u>Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.</u>				
<u>Policy SW3.18</u> <u>Former St Peter and Paul Church, Abercanaid</u>	<u>13</u>	<u>SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS</u>				
<u>Policy SW3.19</u> <u>Twynyrodyn</u>	<u>150</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Twynyrodyn Road</u>	<u>£50,000 - £200,000</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 initial completion of housing units on site. Scheduled for 2023/24</u>
<u>Policy SW3.20</u> <u>Former Mardy Hospital</u>	<u>114</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Glasier Road</u>	<u>£50,000 - £200,000</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 2021/22</u>

Appendix: Schedule of Matters Arising Changes

<u>Policy SW3.21 Bradley Gardens II</u>	<u>100</u>	<u>Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.</u>				
<u>Policy SW3.22 Former St Tydfils Hospital</u>	<u>50</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site</u>	<u>£50,000 - £200,000</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 2021/22</u>
<u>Policy SW3.23 Miners Hall</u>	<u>12</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of 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 SW3.24 Former Ysgol Santes Tudful</u>	<u>10</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Queens Road.</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 SW3.25 Sandbrook Place</u>	<u>12</u>	<u>SITE UNDER CONSTRUCTION. 12 SELF BUILD PLOTS. 11 PLOTS ARE ON-SITE AT PRESENT. NO FURTHER INFRASTRUCTURE REQUIREMENTS</u>				
<u>Policy SW3.35 Clwydyfagwr Swansea Road</u>	<u>40</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Swansea Road.</u>	<u>£50,000 - £200,000</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 2024/25</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 2023/23</u>
<u>Policy SW3.26 Project Riverside</u>	<u>153</u>	<u>DEVELOPMENT NOW UNDER CONSTRUCTION. NO FURTHER INFRASTRUCTURE REQUIREMENTS</u>				

Appendix: Schedule of Matters Arising Changes

<u>Policy SW3.27</u> <u>Railway</u> <u>Close,</u> <u>Walters</u> <u>Terrace</u>	<u>23</u>	<u>SITE NOW COMPLETE. NO FURTHER INFRASTRUCTURE REQUIREMENTS</u>				
<u>Policy SW3.28</u> <u>Opp Kingsley</u> <u>Terrace</u>	<u>12</u>	<u>Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.</u>				
<u>Policy SW3.29</u> <u>adj to Manor</u> <u>View,</u> <u>Trelewis</u>	<u>248</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 2021/22</u>
<u>Policy SW3.30</u> <u>Stormtown,</u> <u>Trelewis</u>	<u>80</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required within the vicinity of the site</u>	<u>Over £200,000</u>	<u>Developer. Necessary works will be negotiated and conditioned through the planning application process./ Potential contribution from CIL</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 SW3.33</u> <u>Cilhaul</u>	<u>30</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required along Cilhaul.</u>	<u>£50,000 - £200,000</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 SW3.34</u> <u>Twynygarreg</u> <u>/Oaklands</u>	<u>50</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.</u>	<u>£50,000 - £200,000</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 2024/25</u>
<u>Policy SW3.39</u> <u>Y Goedwig,</u> <u>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>

Table A6.2: Site Specific Infrastructure Schedule Employment Allocations

<u>Policy Ref. / Site Name</u>	<u>Size (ha)</u>	<u>Item</u>	<u>Indicative Cost</u>	<u>Funding Source</u>	<u>Delivery Mechanism</u>	<u>Timescales</u>
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Appendix: Schedule of Matters Arising Changes

<u>Policy EcW1.1</u> <u>Former</u> <u>Hoover</u> <u>Factory Car</u> <u>Park</u>	<u>1.5</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around 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 the employment use on site. MTCBC Employment Land Review indicates site could come forward in 3-5 years.</u>
<u>Policy EcW1.2</u> <u>Goatmill</u> <u>Road</u>	<u>16.98</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around 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 the employment use on site. MTCBC Employment Land Review indicates site could come forward within 2 years.</u>
<u>Policy EcW1.3</u> <u>Ffos y Fran</u>	<u>18.85</u>	<u>Standard drainage and ground work infrastructure required to serve the development. Local highway network improvements required around the site.</u>	<u>Over £200,000</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 the employment use on site. MTCBC Employment Land Review indicates site likely to come forward in 10-15 years.</u>
<u>Policy EcW1.4</u> <u>Land South of</u> <u>Merthyr</u> <u>Tydfil</u> <u>Industrial</u> <u>Park</u>	<u>3.1</u>	<u>Standard highways, drainage and ground work infrastructure required to serve the development. No additional costs for any on or off-site infrastructure requirements.</u>				

The following table lists other infrastructure items identified or safeguarded in the Replacement LDP. The development of individual allocated sites included in the Plan is not reliant on any of the following infrastructure proposals, however delivery of these proposals would contribute towards the achievement of the LDP Objectives.

<u>Table A6. 3: Other Infrastructure</u>					
<u>Policy Ref. / Proposal</u>	<u>Description</u>	<u>Indicative Cost</u>	<u>Funding Source</u>	<u>Delivery Mechanism</u>	<u>Timescales</u>
<u>Policy SW12.1 – Active Travel Route improvements</u>	<u>Improvements to Active Travel routes that have been put forward through the MTCBC Active Travel Integrated Network Map</u>	<u>Total TBC. £365,000 secured for first phase of improvements</u>	<u>Welsh Government / MTCBC</u>	<u>MTCBC. Initial improvements will be delivered using first tranche of funding. Due for completion by 2021</u>	<u>The Active Travel proposals cover the period 2018-2033</u>
<u>Policy SW12.2 – New Merthyr Tydfil Central Bus Station</u>	<u>Construction of a new central bus station for Merthyr Tydfil at the former Hollies health centre/ Police Station site.</u>	<u>£9.8m</u>	<u>MTCBC/ Welsh Government (Wales Infrastructure Investment Fund)</u>	<u>MTCBC. New station is a key priority for MTCBC as part of Town Centre and wider regeneration</u>	<u>Construction to commence Autumn 2019. Completion due 2021.</u>

Appendix: Schedule of Matters Arising Changes

				<u>programmes.</u>	
<u>Policy SW12.3 – South Wales Metro rail line improvements</u>	<u>Range of improvements along the Merthyr to Cardiff rail line, including installation of passing loops and electrification of the line.</u>	<u>TBC</u>	<u>Welsh Government / Transport for Wales</u>	<u>Transport for Wales. Proposals will be delivered as part of South Wales Metro Scheme</u>	<u>Due for completion by 2024.</u>
<u>Policy SW12.4 – Proposed new Metro Station</u>	<u>Land is safeguarded at the Northern end of the Hoover factory site for a potential new metro station.</u>	<u>TBC</u>	<u>Welsh Government / Transport for Wales</u>	<u>Transport for Wales</u>	<u>TBC</u>
<u>Policy SW12.5 – Park and ride/ Metro Station improvements</u>	<u>Improvements to existing Pentrebach Station including a larger car park; retail floorspace and general station improvements.</u>	<u>TBC (£15m has been secured for a range of projects that includes these proposals)</u>	<u>Welsh Government / Transport for Wales</u>	<u>Transport for Wales. Proposals will be delivered as part of South Wales Metro Scheme</u>	<u>Due for completion by 2022</u>
<u>Policy SW12.6 – Safeguarding of the Cwm Bargoed rail line and rail head</u>	<u>The Cwm Bargoed rail line and rail head is safeguarded for future freight and passenger use as part of the potential extension of passenger services north of Ystrad Mynach.</u>	<u>TBC</u>	<u>Welsh Government / Transport for Wales</u>	<u>Potential future metro scheme.</u>	<u>TBC</u>
<u>Policy SW12.7 – Extension of Cwm Bargoed rail line</u>	<u>Land is safeguarded to the North and West of the Cwmbargoed rail line for the potential extension of the existing line to Dowlais Top following the restoration of Ffos y Fran.</u>	<u>TBC</u>	<u>TBC</u>	<u>TBC</u>	<u>TBC</u>
<u>Policy SW12.8 – A465 dualling</u>	<u>Dualling of the Heads of the Valleys trunk road between Dowlais Top and Hirwaun.</u>	<u>£500m</u>	<u>Welsh Government</u>	<u>Welsh Government. Scheme will form the final phase of long term dualling project.</u>	<u>Construction to commence late 2019. Completion due 2023.</u>
<u>Policy SW13 - Protecting and Improving Local Community Facilities</u>	<u>Extension at Ysgol Gyfun Rhydywaun in order to increase pupil capacity.</u>	<u>£10,200,000</u>	<u>Welsh Government / Merthyr Tydfil CBC/ Rhondda Cynon Taff CBC</u>	<u>Rhondda Cynon Taff CBC. Proposals will be delivered as part of the 21st Century Schools programme.</u>	<u>Due for completion by 2024.</u>

(MAC 73)

ANNEX 7 - OPEN SPACE STANDARDS

Appendix 6 – Open Space Standards

The following standards are taken from the current adopted Open Space Strategy (OSS) and will need to be considered alongside other information contained within the OSS when determining the nature of new open space provision.

<u>Table A7.1: Minimum Quantity Standards for Open Space Typologies</u>	
<u>Typology</u>	<u>Minimum quantity per 1000 population (ha)</u>
<u>Allotment and Community Growing Space</u>	<u>0.25</u>
<u>Amenity Greenspace</u>	<u>0.80</u>
<u>Designated equipped play space (LAP)</u>	<u>0.25</u>
<u>Informal Playing Space (LEAP)</u>	<u>0.55</u>
<u>Children's Playing Space (NEAP)</u>	<u>0.8</u>
<u>Multifunctional greenspace</u>	<u>1.7</u>
<u>Natural/Semi Natural greenspace</u>	<u>2.0</u>
<u>Outdoor sports areas/ pitches</u>	<u>1.15</u>
<u>Strategic Public Parks or Gardens</u>	<u>2.04</u>
<u>Smaller and Major Public Parks or Gardens</u>	<u>0.54</u>

All new residential development will generate a quantitative requirement for open space. However when determining the open space to be provided on a development, analysis of both the quantity and quality of open space within the local area (on a ward level basis) will be required in order to ensure that the most appropriate open space provision is secured.

For example, if there is a surplus of a particular open space typology within a ward where residential development is proposed, then the Council should 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 a new development.

It should also 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 could include a variety of other typologies such as amenity greenspace and Informal Playing Space.

(MAC74)

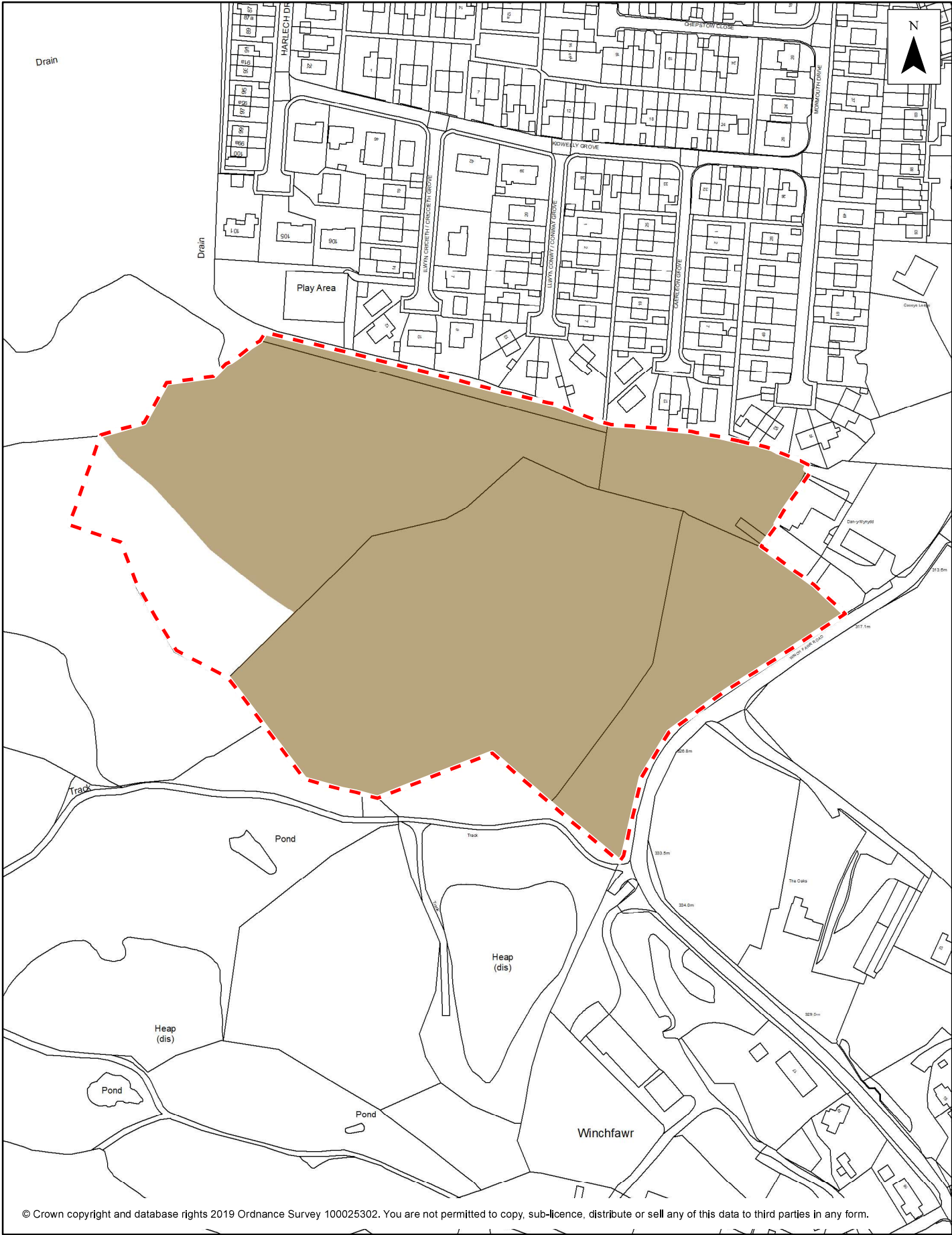
ANNEX 8 – REMOVED AS IT DOES NOT FORM PART OF THE MAC SCHEDULE

ANNEXES 9-14


MAP CHANGES RESULTING FROM MapMACs SET OUT IN THE ABOVE MAC SCHEDULE


ANNEX 9: PLANS SHOWING AMENDED BOUNDARY AT HOUSING ALLOCATIONS SW3.8
LAND SOUTH OF CASTLE PARK AND SW3,15 GOETRE PRIMARY SCHOOL GURNOS

Amended boundary at housing allocations SW3.8 land south of Castle Park (MapMAC 1)



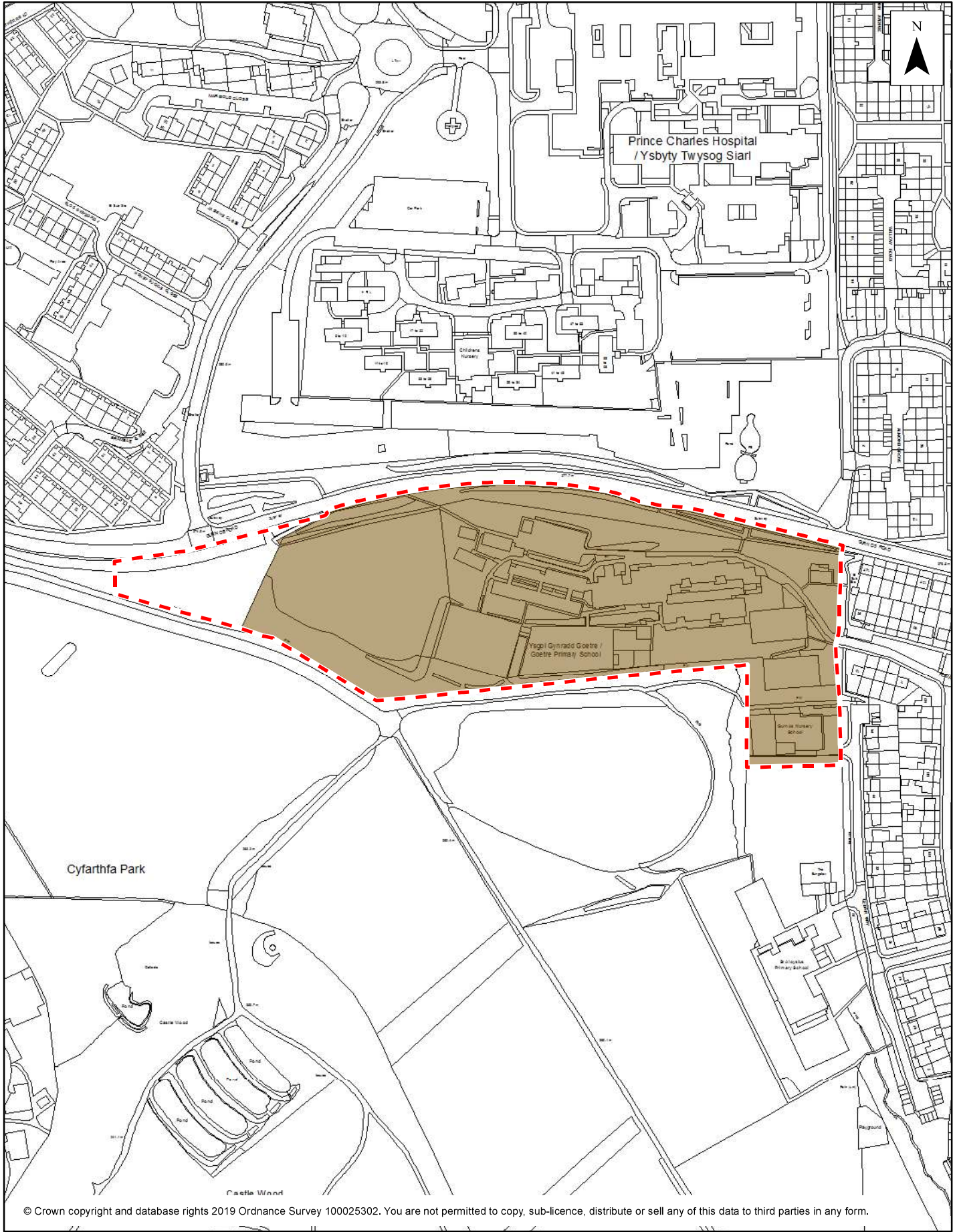
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 Housing Allocation - Proposed amended site allocation boundary (Matters Arising Change)


 Housing Allocation Area (Deposit Plan)


Scale = 1:2,500
0 25 50 Metres

Amended boundary at housing allocations SW3.15 Goetre Primary School, Gurnos
(MapMAC2)



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 Housing Allocation - Proposed amended site allocation boundary (Matters Arising Change)

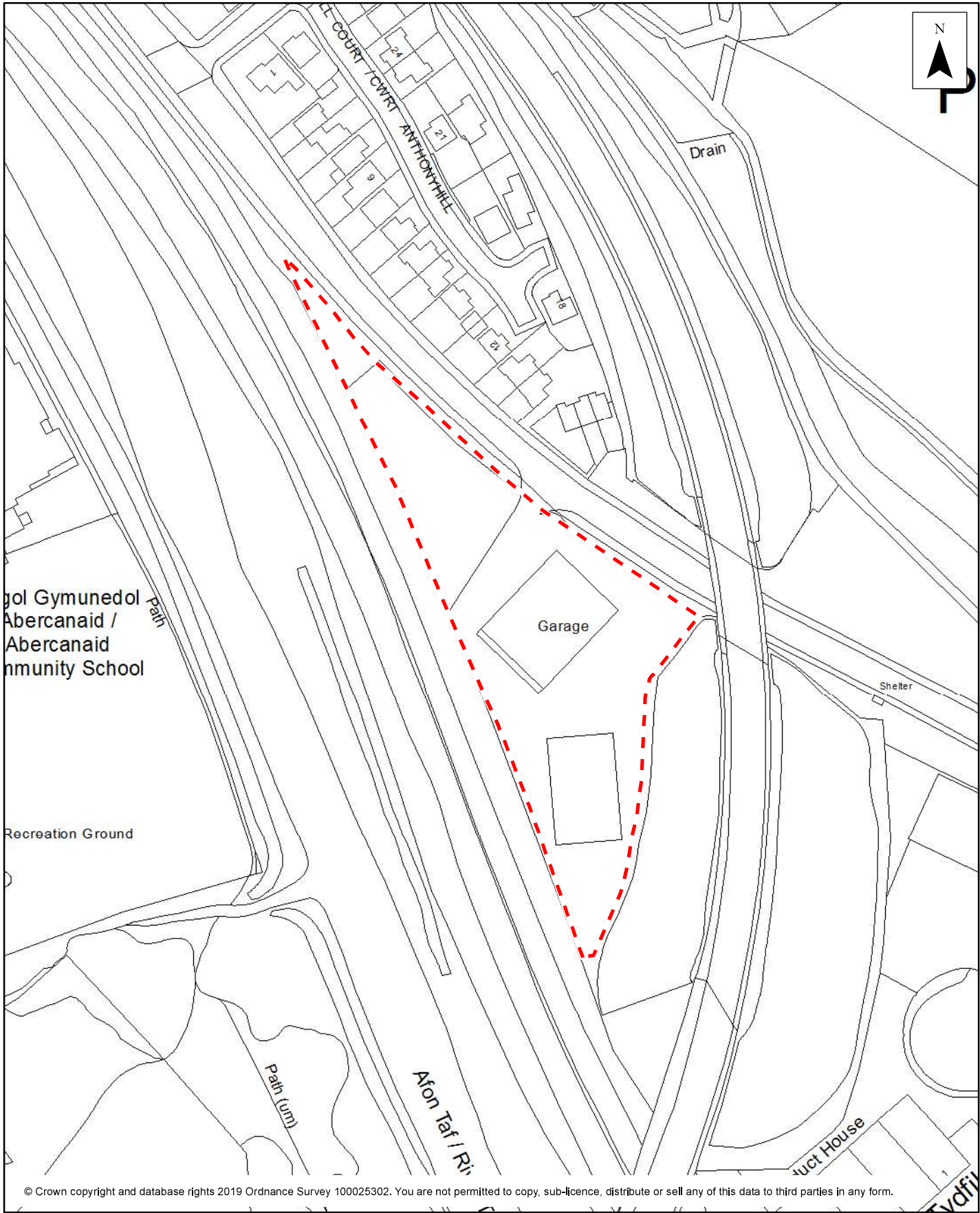
 Housing Allocation Area (Deposit Plan)

Scale = 1:2,500

0 25 50
Metres

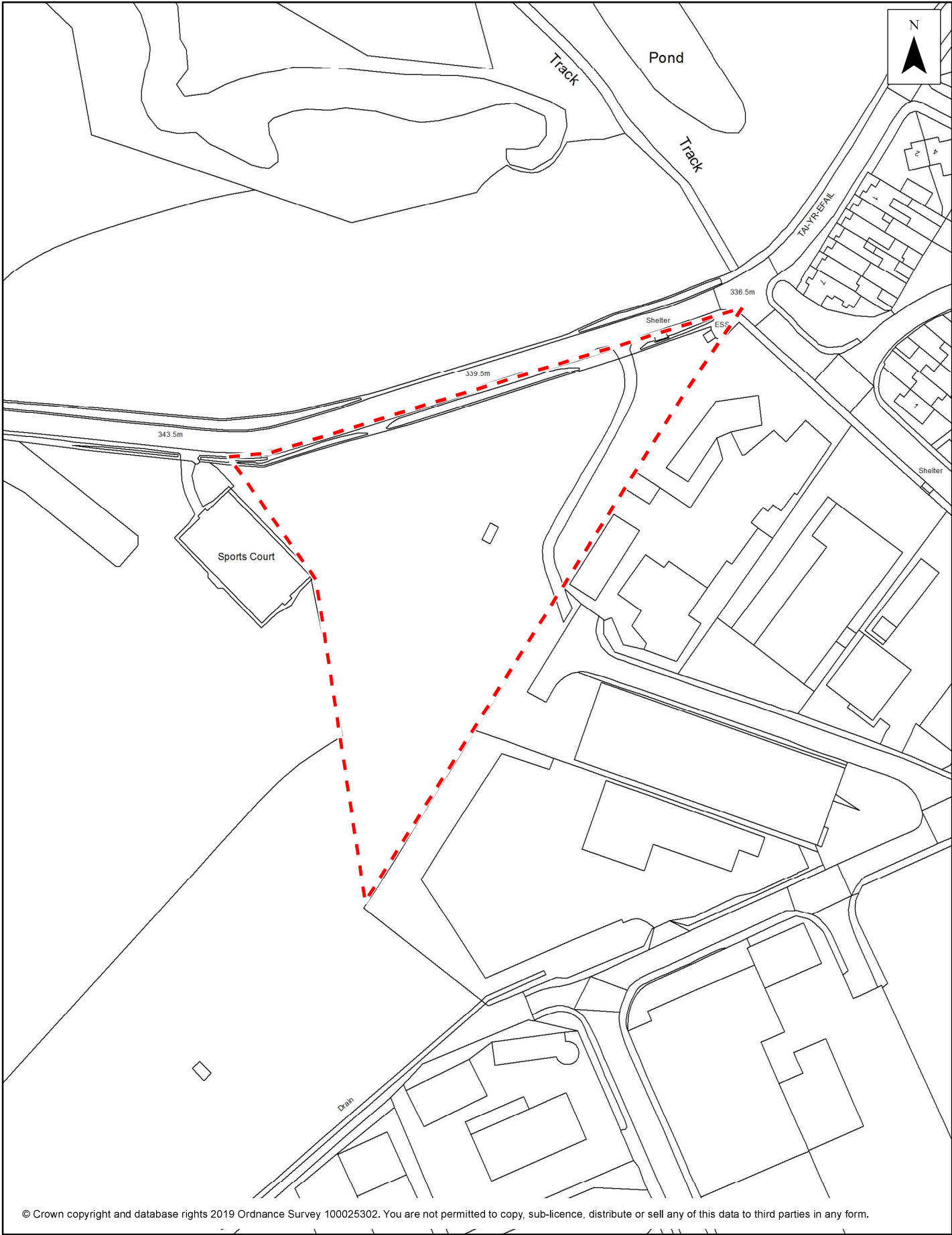
ANNEX 10: PLANS SHOWING ADDITIONAL HOUSING ALLOCATION SITES SW3.36 P&R MOTORS, PENTREBACH, SW3.37 BRYNIAU ROAD, PANT, SW3.38, INCLINE TOP, SW3.39 Y GOEDWIG, TREHARRIS AND DELETED SITES SW3.5 ERW LAS, GELLIDEG AND SW3.31 CWMFELIN, BEDLINOG

SW3.36 P & R Motors, Pentrebach (MapMAC3)




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SW3.37 Bryniau Road, Pant (MapMAC4)



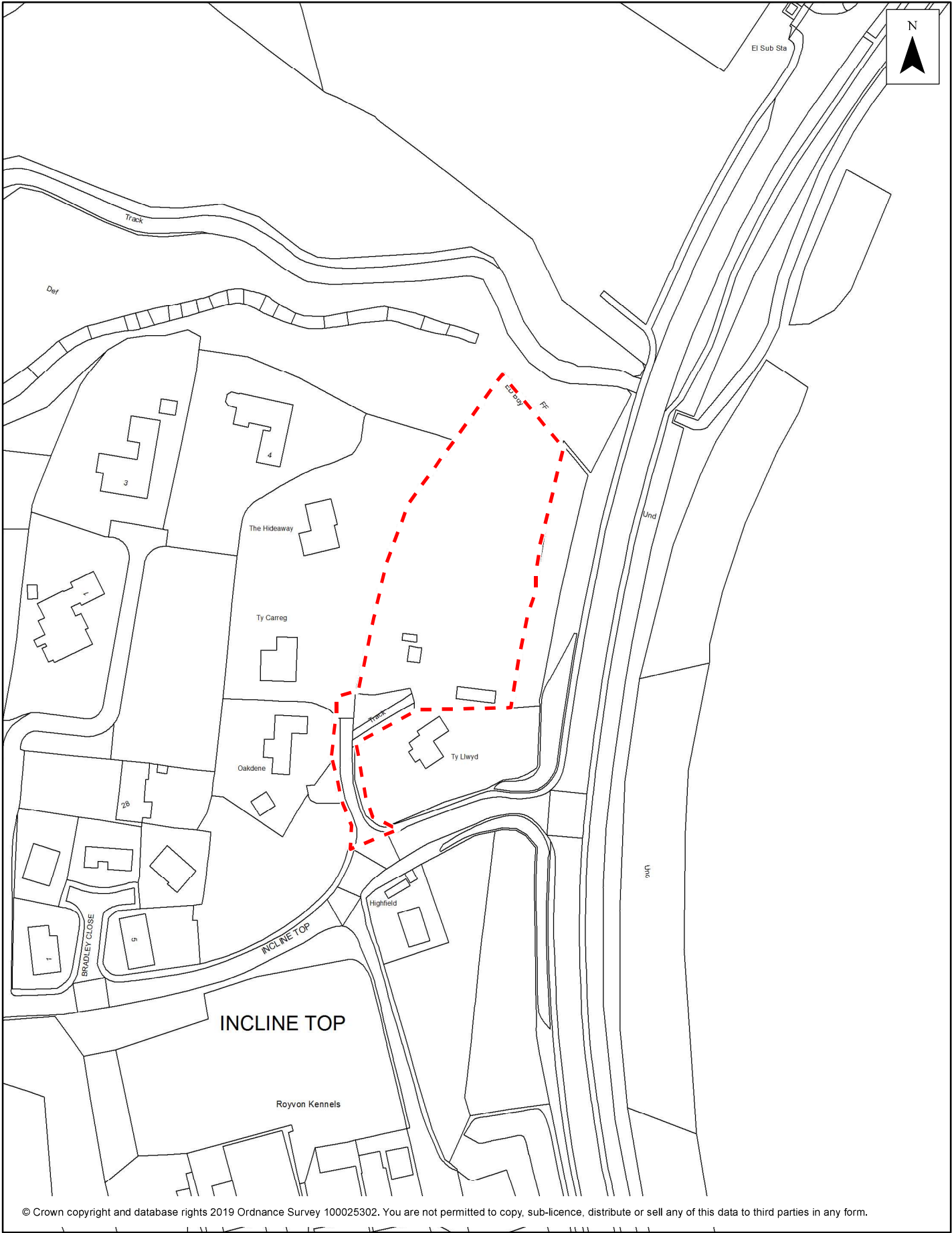
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 New Housing Allocation Boundary (Matters Arising Change)


Scale = 1:1,500

0 25 50 Metres

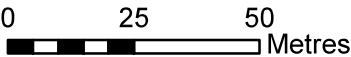
SW3.38 Incline Top (MapMAC5)

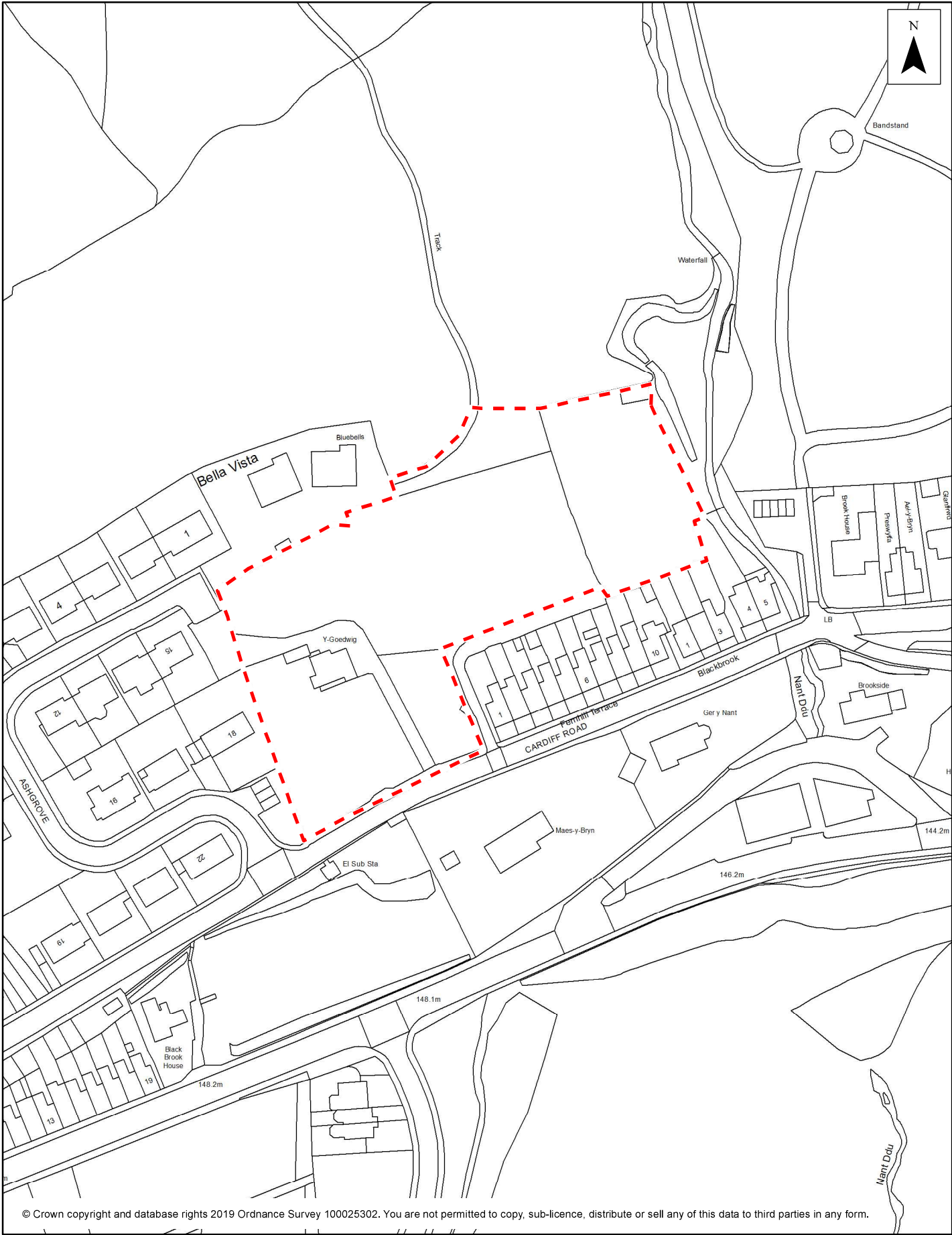


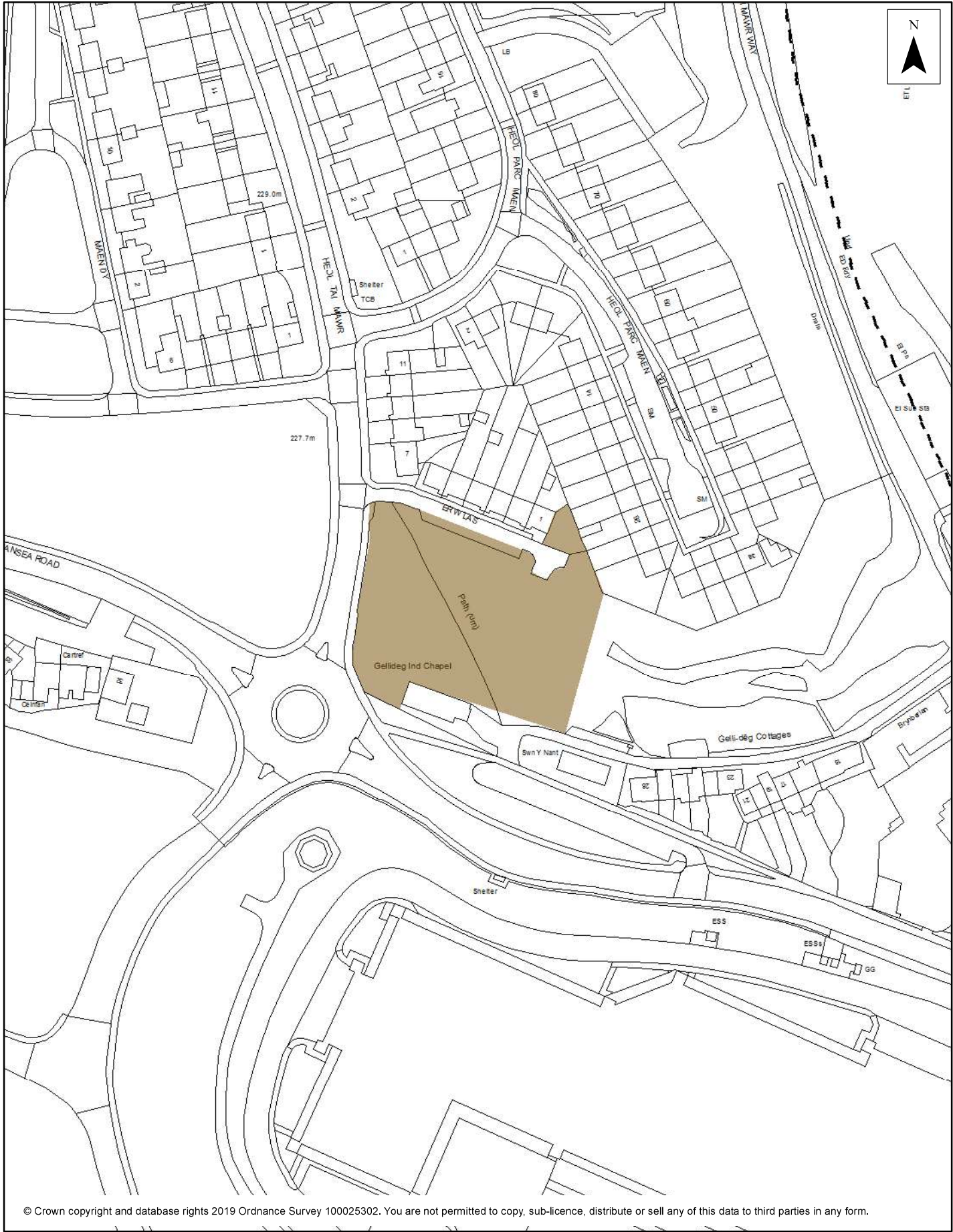
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 New Housing Allocation Boundary (Matters Arising Change)

Scale = 1:1,500





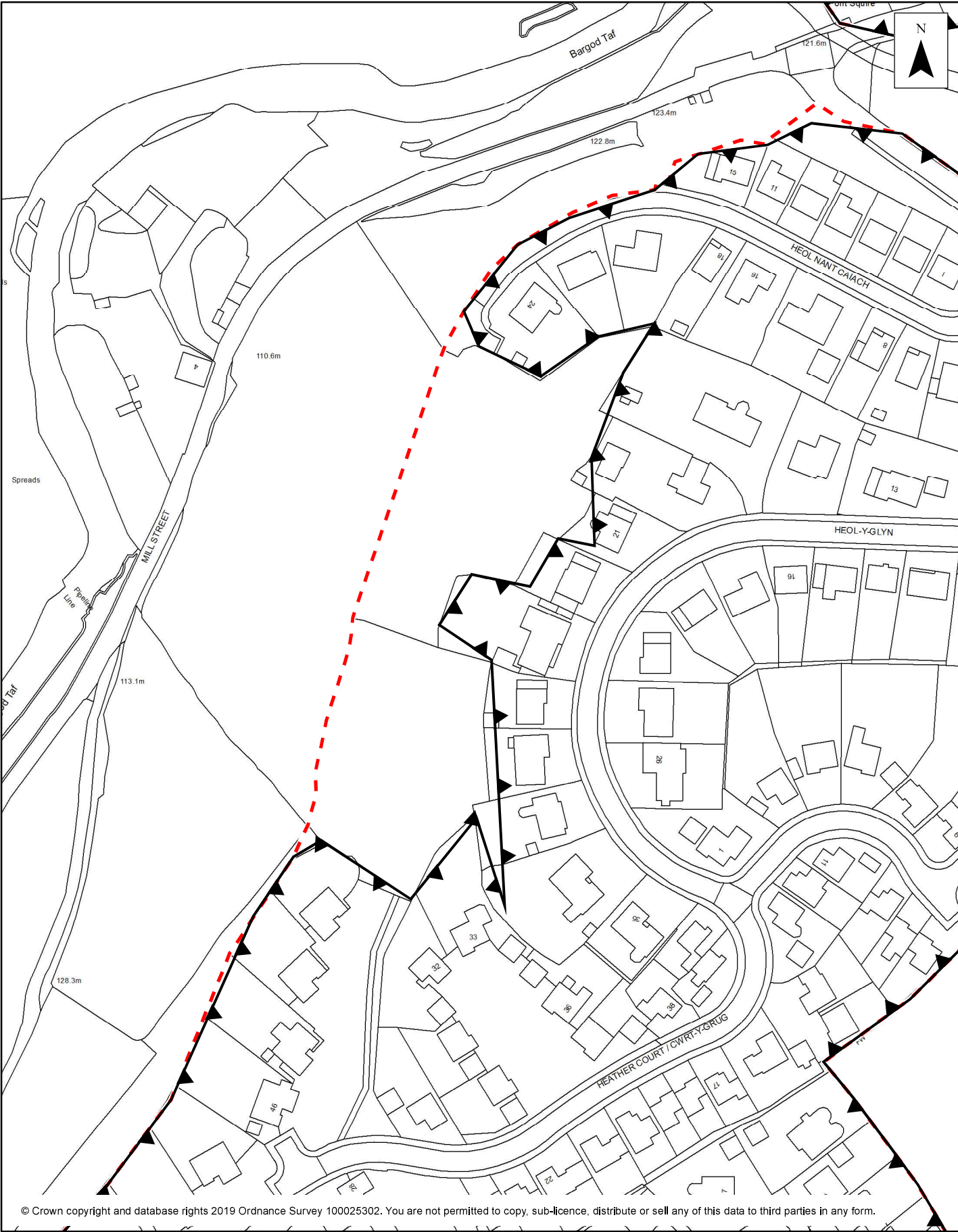



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SW3.31 Cwmfelin, Bedlinog (MapMAC11)



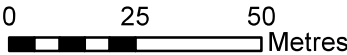
ANNEX 11 - AMENDED SETTLEMENT BOUNDARY AT TREHARRIS (MapMAC 7)



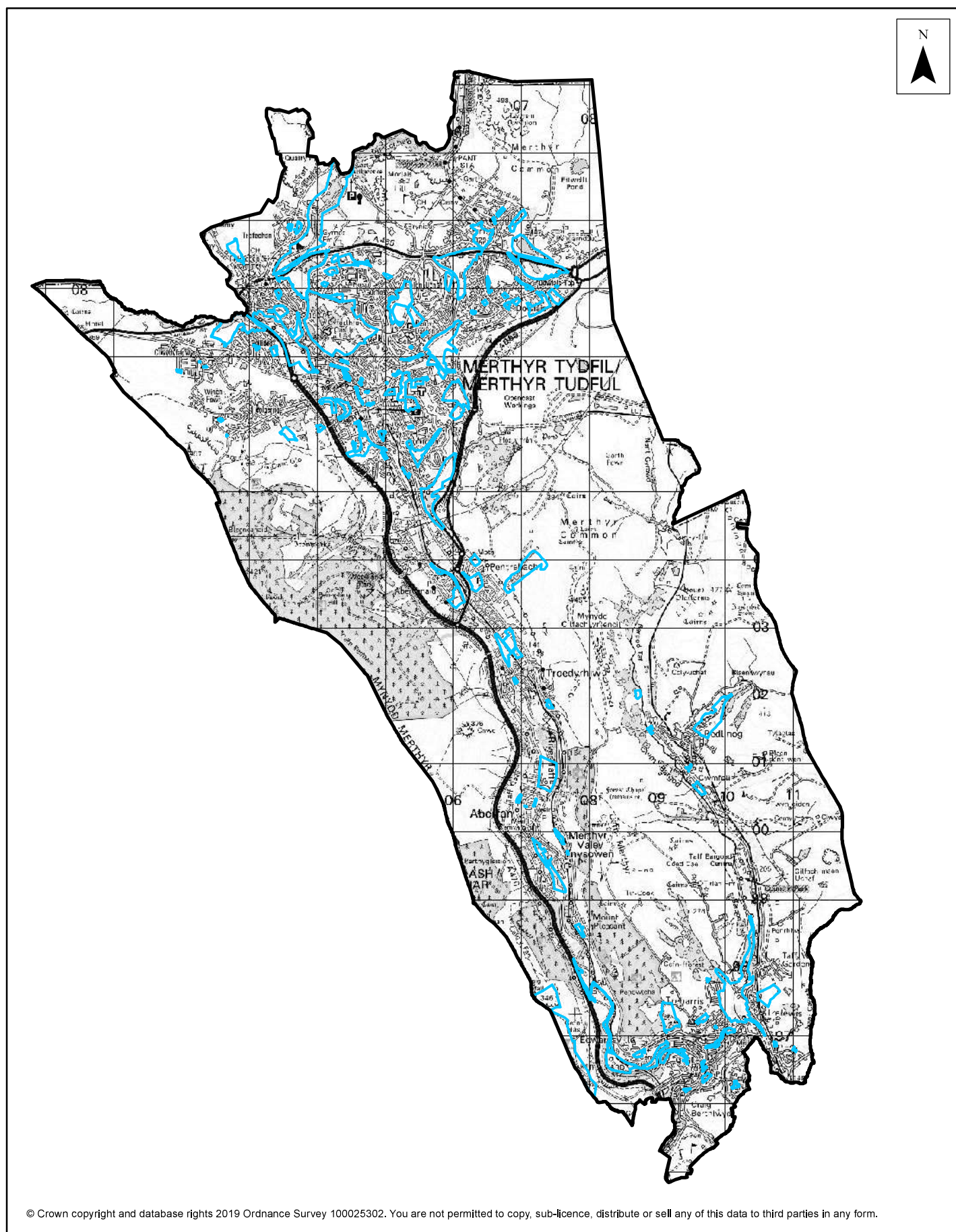
 Amended Settlement Limit Boundary (Matters Arising Change)

 Settlement Limit Boundary

Scale = 1:1,500



ANNEX 12 - TRANSFER DESIGNATED OPEN SPACES FROM THE CONSTRAINTS MAP TO THE LDP PROPOSALS MAP (**MapMAC 9**)



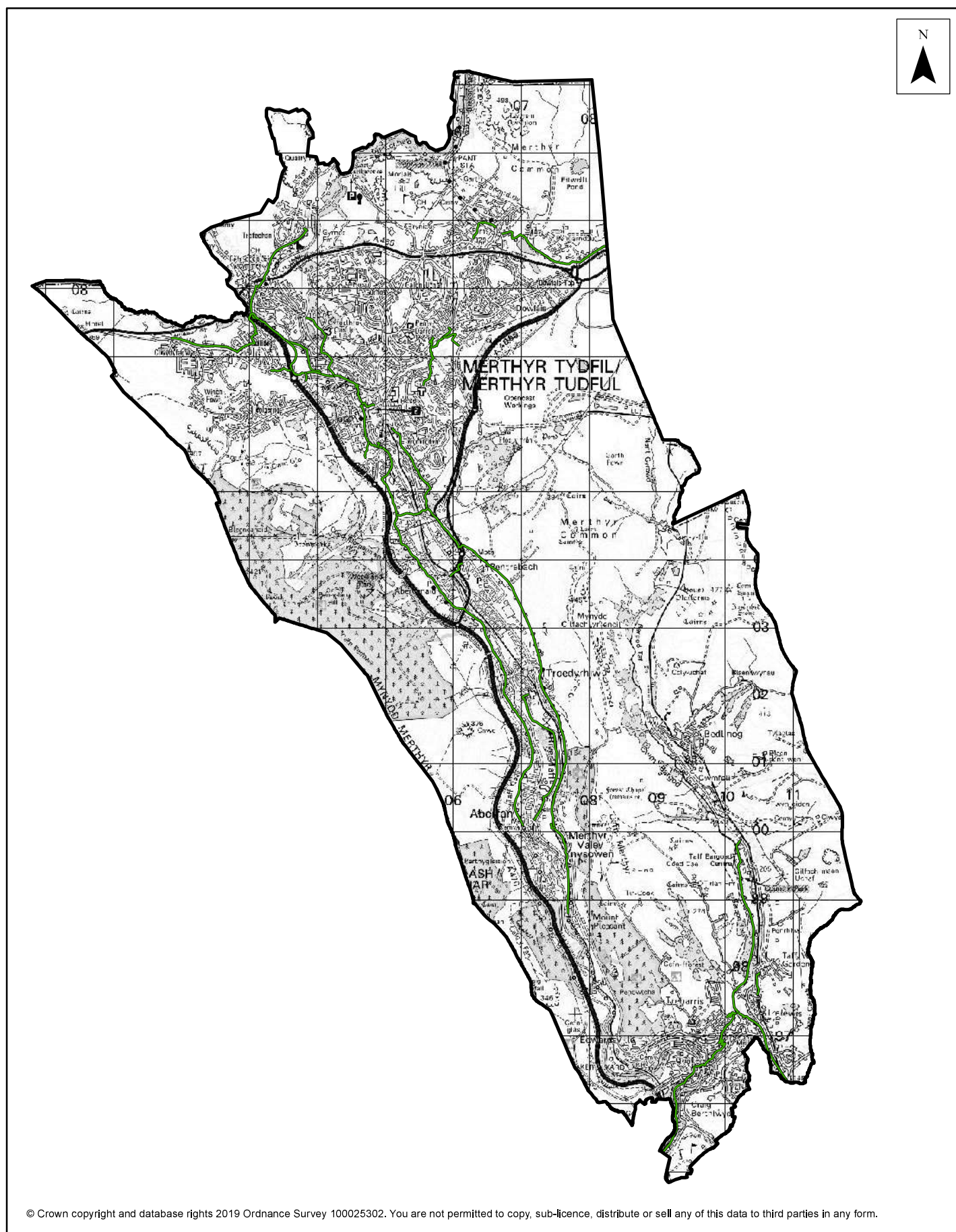
 Open Space Sites

 Merthyr Tydfil LDP 2016-2031 Boundary

Scale = 1:75,000

A horizontal scale bar with a black background. It has white tick marks at 0, 1, and 2. The word "Kilometres" is written in white at the right end of the bar.

ANNEX 13 - ADD THE ACTIVE TRAVEL 'EXISTING ROUTES MAP' TO THE CONSTRAINTS MAP (MIN6)



— Active Travel Existing Routes

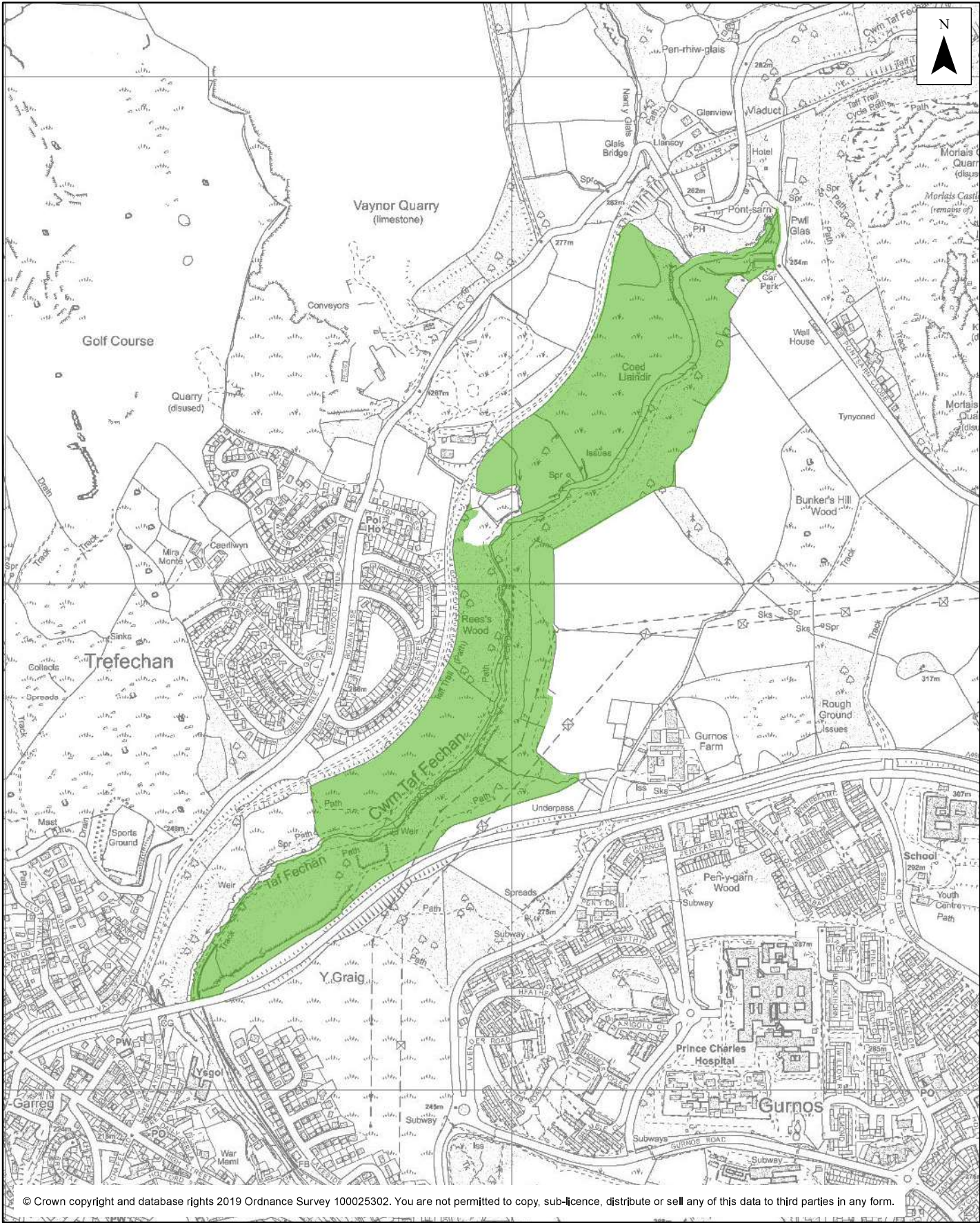
 Merthyr Tydfil LDP 2016-2031 Boundary

Scale = 1:75,000

A scale bar with a black background and white markings. It is labeled '0', '1', and '2' at the top, and 'Kilometres' at the right end. The bar is divided into segments by white lines.

ANNEX 14 - ADD THE EXISTING LOCAL NATURE RESERVE (CWM TAF FECHAN) TO THE CONSTRAINTS MAP & REMOVE PROPOSED LOCAL NATURE RESERVES FROM THE PROPOSALS MAP (**MapMAC 10**)

Add the existing local nature reserve (Cwm Taf Fechan) to the Constraints Map



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Remove proposed local nature reserves from the Proposals Map

